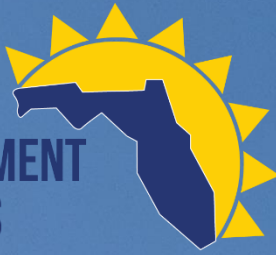


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2023 Master Leasing Report Five-Year Strategic Plan

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Executive Summary

*Appendices 1-3 can be viewed at:
[http://www.dms.myflorida.com/business_operations/real estate development and management/redm reports.](http://www.dms.myflorida.com/business_operations/real_estate_development_and_management/redm_reports)

Executive Summary

In accordance with section 255.249, Florida Statutes (F.S.), the Department of Management Services (DMS) annually submits the Master Leasing Report and Strategic Leasing Plan to the Executive Office of the Governor and the Legislature by October 1.

The Master Leasing Report provides the following:

- An overview of leases within the state of Florida’s real estate portfolio that includes Fiscal Year (FY) 2022-2023 lease data.
- Leases that are due to expire within 24 months.
- Any amendments, supplements, and waivers to lease terms and conditions.
- Discussion of financial impacts to the Florida Facilities Pool (FFP) related to changes in inventory, occupancy, and costs.
- Analysis of portfolio supply and demand, real estate marketplace trends and conditions, agency leases within their markets, and the relationship between these elements.
- Cost-benefit analyses and recommendations related to acquisition, build, disposition, and consolidation opportunities.
- Recommendations for using capital improvement funds to implement the consolidation of state agencies into state-owned buildings.

The Strategic Leasing Plan provides the following:

- Anticipated space needs and opportunities for reducing costs through the consolidation, relocation, reconfiguration, renovation, capital investment, building, and acquisition of state-owned space.
- An annual update to the five-year plan required under section 255.25(4)(c), F.S. The plan provides details about proposed actions for implementing policy directives for agency use of state-owned and leased space.

As required by section 255.249, F.S., agencies provide leased and state-owned facility information to DMS annually by June 30. The agency information is provided to DMS from the Florida State-Owned Lands and Records Information System (FL-SOLARIS) Facility Inventory Tracking System (FITS), which is administratively housed at the Department of Environmental Protection (DEP). The information received by DMS provides the foundation data used for developing the 2023 Master Leasing report and Strategic Leasing plan. The strategies included in the plan focus on using available space within the FFP, renegotiating private leases to increase lease cost-savings and further optimize the state’s real estate portfolio.

State of Florida Leased Portfolio

The state of Florida has a decentralized model for the ownership, leasing, operation, and management of real estate assets. The state of Florida owns 20,736 facilities, including facilities owned by state agencies, the Florida College System, the State University System of Florida, and water management districts. DMS currently manages 113 facilities in the FFP. Additionally, DMS manages contracts for seven private correctional facilities* and 11 DMS Division of

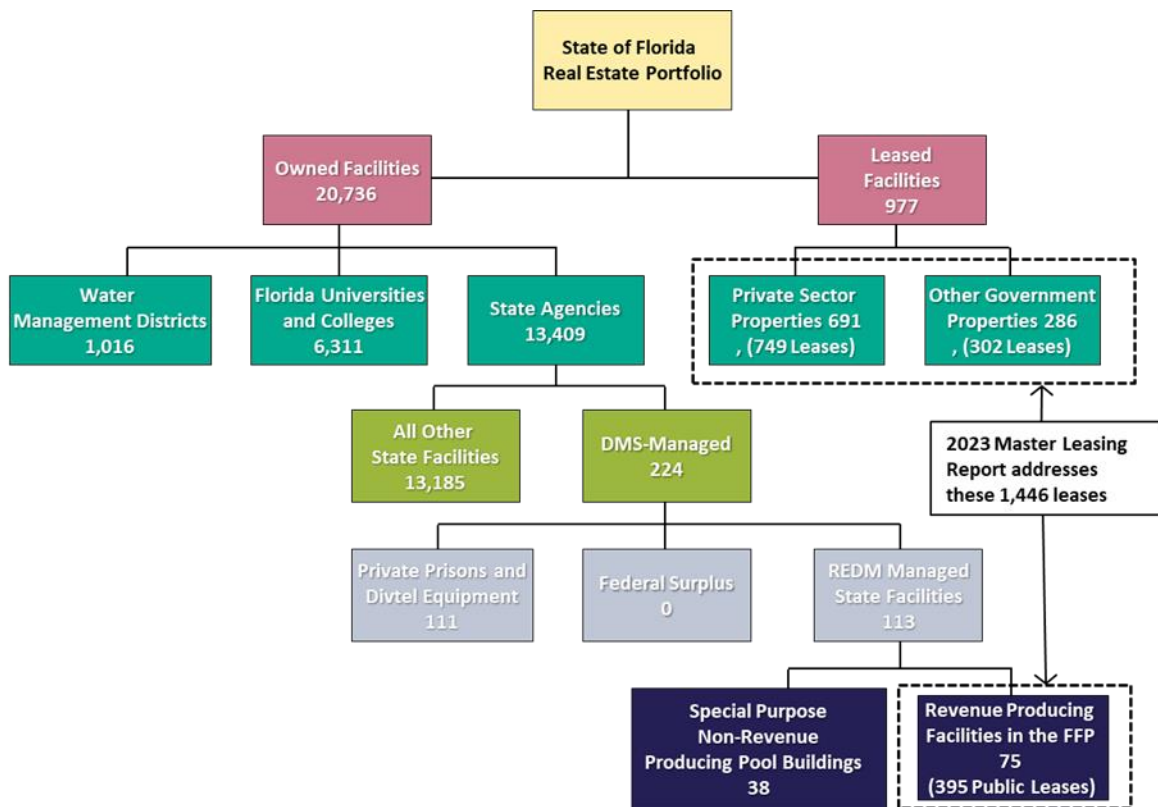
*As of 10/01/2023 DMS will no longer be managing the seven private correctional facilities.

Telecommunications (Div Tel) equipment buildings. In total, DMS supervises 224 facilities. DMS manages approximately 2% of the total number of state-owned facilities; however, DMS manages the second largest portfolio by square footage among state agencies, behind the Florida Department of Corrections (FDC).

DMS has statutory oversight of the construction, operation, custodial care, preventive maintenance, repair, alteration, modification, and allocation of space for all FFP buildings and administers the state’s lease procurement process.

As of June 30, 2023, agencies have entered into 395 leases for FFP space. Agencies have reported an additional 1,051 leases with private landlords or other governmental entities. This report addresses the 1,446 leases within the private sector, other governmental properties, and public (FFP) facilities. Figure 1 provides an overview of the state of Florida’s real estate portfolio. The three lease types shown in Table 1 represent the majority of leased property within Florida’s larger real estate portfolio. Agency-to-agency subleases outside of FFP space are not included in this report.

Figure 1. The State of Florida Real Estate Portfolio



Information on leases expiring within the next 24 months are in Appendix 1A and 1B. A determination if sufficient state-owned FFP office space will be available at lease expiration is in Appendix 2.

A full list of all leases by county can be found on the DEP website at <http://prodenv.dep.state.fl.us/DslPi/>.

Table 1. Summary of Public, Private and Other Government Leases

Lease Type	Lease Count	Square Footage	Percentage of Total Leased Space in Square Footage	Annual Rent (\$)
Government	302	1,079,011	8%	5,089,490
Private	749	6,599,803	48%	151,596,171
Public	395	6,157,352	45%	100,200,803
Total	1,446	13,836,166	100%	256,886,465

The state leases a range of space types including office, conditioned storage, unconditioned storage, conference centers, food service facilities, and medical care facilities. Of the total 13.8 million square feet of total leased space, approximately 12.3 million square feet is office space. Since office space makes up roughly 90% of the state’s leased space, this report focuses on the status of leased office space.

Figure 2 captures the 10 largest agency real estate portfolios by state agency. FDC manages the most-owned square footage while the Department of Children and Families (DCF) has the largest leased portfolio.

Figure 2. Top 10 Agencies by Square Footage of Owned and Leased Space

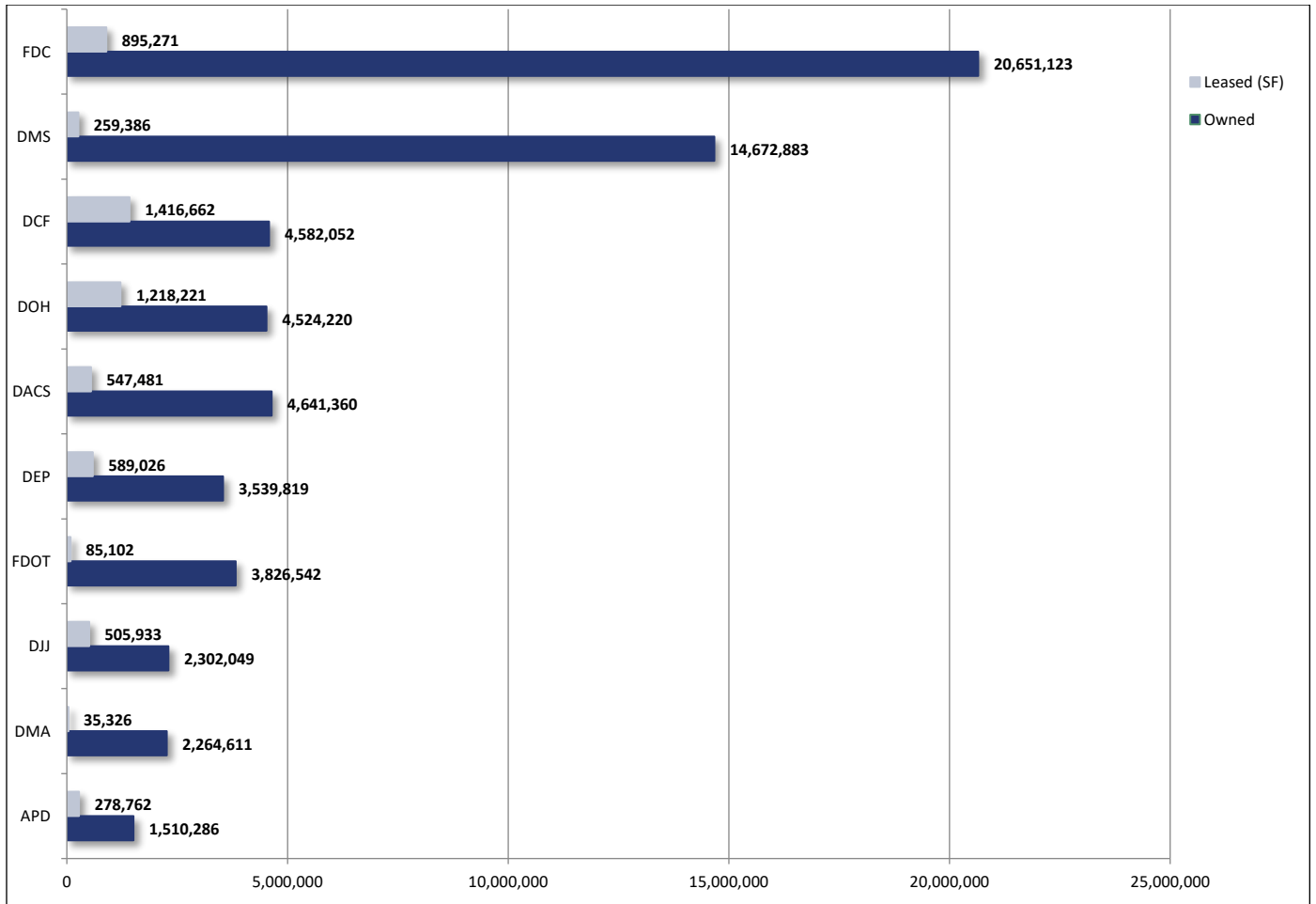
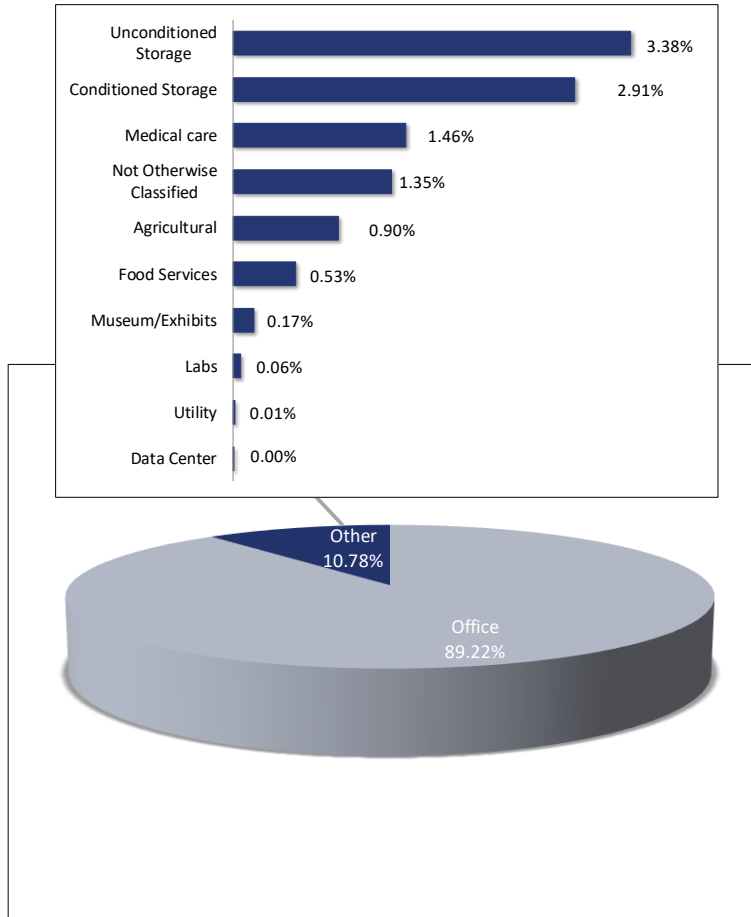


Table 2. Summary of Leased Space Type by Square Footage

Space Type	Square Footage
Office	12,344,845
Unconditioned Storage	467,925
Conditioned Storage	402,011
Medical care	202,632
Not Otherwise Classified	186,442
Agricultural	123,896
Food Services	73,797
Museum/Exhibits	23,978
Labs	8,790
Utility	1,700
Data Center	150
Total	13,836,166

Figure 3. Distribution of Leased Space by Type



Source: Florida State-owned Lands and Records Information System (Facility Inventory Tracking System), 6/30/2023.

Table 3. Types of Leased Space by Agency

Agency	Government	Private	Public	Agency Total
AG		26,096	57,452	83,548
AHCA	99	301,644	65,973	367,716
APD	138,262	19,166	121,334	278,762
Citrus	15,428			15,428
CPIC		252,450		252,450
DACS	110,993	339,925	96,563	547,481
DBPR	180	292,323	83,898	376,401
DCF	32,807	846,321	537,534	1,416,662
DEA		36,784	95,496	132,280
DEO	3,640	133,388	5,149	142,177
DEP	37,474	115,557	435,995	589,026
DFS	11,125	253,150	465,087	729,362
DHSMV	161,909	137,039	7,043	305,991
DJJ	52,210	387,201	66,522	505,933
DLA		219,577	202,670	422,247
DMA	23,440	11,184	702	35,326
DMS		37,994	221,392	259,386
DOAH	6,004	93,100	13,445	112,549
DOE	26,043	246,738	438,113	710,894
DOH	10,857	687,101	520,263	1,218,221
DOR		555,898	556,896	1,112,794
DOS		32,869	277,211	310,080
EOG	1,017	396,150	207,735	604,902
FCHR			9,789	9,789
FCOR	6,924	1,162	28,221	36,307
FDC	53,344	563,254	278,673	895,271
FDLE	82,805	152,551	602,562	837,918
FDOT	14,661	70,351	90	85,102
FDVA	20,380	447	21,693	42,520
FSCJ	195,033			195,033
FWCC			23,389	23,389
JUDICIAL	49,356	129,829	36,175	215,360
LEGIS		1	13,472	13,473
Lottery			478,745	478,745
MDC		224,080		224,080
NSA		890		890
OSCA			3,715	3,715
PERC	20	12,852	79,010	91,882
POLKSC		11,560		11,560
PSC	25,000			25,000
TCC			102,727	102,727
UF		4,200		4,200
USF			2,618	2,618
VALC		6,971		6,971
Total	1,079,011	6,599,803	6,157,352	13,836,166

Source: FL-SOLARIS (FITS), 6/30/2023

Table 4. Lease Space Totals for Square Footage and Annual Rent

Agency	Government		Private		Public		Total	
	Square Footage	Annual Rent	Square Footage	Annual Rent	Square Footage	Annual Rent	Square Footage	Annual Rent
AG			26,096	\$611,570.13	57,452	\$901,844.44	83,548	\$1,513,414.57
AHCA	99	\$8,030.88	301,644	\$8,027,581.99	65,973	\$1,133,416.16	367,716	\$9,169,029.03
APD	138,262	\$0.00	19,166	\$527,648.03	121,334	\$2,084,518.12	278,762	\$2,612,166.15
Citrus	15,428	\$100,408.60					15,428	\$100,408.60
CPIC			252,450	\$4,806,259.23			252,450	\$4,806,259.23
DACS	110,993	\$419,616.78	339,925	\$4,759,963.96	96,563	\$1,633,651.86	547,481	\$6,813,232.60
DBPR	180	\$7,200.00	292,323	\$7,102,868.78	83,898	\$1,433,451.85	376,401	\$8,543,520.63
DCF	32,807	\$334,605.27	846,321	\$19,704,172.38	537,534	\$9,202,334.63	1,416,662	\$29,241,112.28
DEA			36,784	\$834,884.10	95,496	\$1,634,055.18	132,280	\$2,468,939.28
DEO	3,640	\$0.00	133,388	\$2,706,894.45	5,149	\$72,780.18	142,177	\$2,779,674.63
DEP	37,474	\$413,789.43	115,557	\$2,629,164.65	435,995	\$7,332,038.21	589,026	\$10,374,992.29
DFS	11,125	\$179,722.37	253,150	\$5,623,411.46	465,087	\$7,987,332.34	729,362	\$13,790,466.17
DHSMV	161,909	\$277,111.44	137,039	\$4,734,506.29	7,043	\$85,319.81	305,991	\$5,096,937.54
DJJ	52,210	\$769,519.10	387,201	\$8,734,177.75	66,522	\$1,142,847.80	505,933	\$10,646,544.65
DLA			219,577	\$7,783,445.34	202,670	\$3,193,397.42	422,247	\$10,976,842.76
DMA	23,440	\$230,830.80	11,184	\$184,129.30	702	\$12,060.36	35,326	\$427,020.46
DMS			37,994	\$1,035,336.50	221,392	\$3,054,255.18	259,386	\$4,089,591.68
DOAH	6,004	\$121,581.00	93,100	\$2,090,521.91	13,445	\$230,985.10	112,549	\$2,443,088.01
DOE	26,043	\$226,856.94	246,738	\$6,071,378.88	438,113	\$6,412,386.15	710,894	\$12,710,621.97
DOH	10,857	\$246,671.04	687,101	\$14,246,207.76	520,263	\$8,934,134.74	1,218,221	\$23,427,013.54
DOR			555,898	\$15,198,791.97	556,896	\$9,565,058.24	1,112,794	\$24,763,850.21
DOS			32,869	\$707,837.53	277,211	\$3,819,047.48	310,080	\$4,526,885.01
EOG	1,017	\$0.00	396,150	\$4,311,934.34	207,735	\$3,278,044.40	604,902	\$7,589,978.74
FCHR					9,789	\$168,175.02	9,789	\$168,175.02
FCOR	6,924	\$0.00	1,162	\$22,205.82	28,221	\$484,836.78	36,307	\$507,042.60
FDC	53,344	\$362,561.54	563,254	\$14,264,118.68	278,673	\$4,688,076.29	895,271	\$19,314,756.51
FDLE	82,805	\$804,515.86	152,551	\$5,077,724.48	602,562	\$9,810,265.81	837,918	\$15,692,506.15
FDOT	14,661	\$104,863.80	70,351	\$1,903,022.00	90	\$0.00	85,102	\$2,007,885.80
FDVA	20,380	\$0.00	447	\$0.00	21,693	\$372,685.72	42,520	\$372,685.72
FSCJ	195,033	\$0.00					195,033	\$0.00
FWCC					23,389	\$401,823.02	23,389	\$401,823.02
JUDICIAL	49,356	\$256,605.43	129,829	\$2,847,433.23	36,175	\$539,970.52	215,360	\$3,644,009.18
LEGIS			1	\$0.00	13,472	\$231,448.95	13,473	\$231,448.95
Lottery					478,745	\$7,169,640.76	478,745	\$7,169,640.76
MDC			224,080	\$4,596,347.24			224,080	\$4,596,347.24
NSA			890	\$5,090.80			890	\$5,090.80
OSCA					3,715	\$38,005.98	3,715	\$38,005.98
PERC	20	\$0.00	12,852	\$192,750.00	79,010	\$1,343,088.36	91,882	\$1,535,838.36
POLKSC			11,560	\$157,447.20			11,560	\$157,447.20
PSC	25,000	\$225,000.00					25,000	\$225,000.00
TCC					102,727	\$1,764,849.35	102,727	\$1,764,849.35
UF			4,200	\$63,756.00			4,200	\$63,756.00
USF					2,618	\$44,977.23	2,618	\$44,977.23
VALC			6,971	\$33,588.83			6,971	\$33,588.83
Total	1,079,011	5,089,490.28	6,599,803	151,596,171.00	6,157,352	100,200,803.43	13,836,166	256,886,464.71

Source: FL-SOLARIS (FITS), 6/30/2023

Note: Final numbers may not equal 100% due to rounding

Conclusion

DMS, other agencies, and tenant brokers continue to develop innovative ways to reduce space and create greater flexibility in the State's lease portfolio. Appropriately combining similar operational programs and back-office functions enables agencies to lessen their space needs and reduce costs. The co-location between agencies provides an opportunity for additional space reduction because agencies can share common, non-secure spaces (e.g., lobbies, restrooms, break rooms, conference, and training rooms). Agency cooperation is a key factor in continuing to reduce leased space.

The data from FL-SOLARIS FITS provides all-inclusive information on state-owned and state-leased structures, enabling decision makers greater perspective of the lease portfolio. By conducting and evaluating cost-benefit analyses for proposed lease actions, agencies are thinking strategically about the future of their leased portfolios and about how their portfolios will reflect changes in service delivery and staffing models.

The opportunities outlined in the Strategic Leasing Plan will require productive partnerships between DMS, agencies, tenant brokers, and the Legislature. State-owned key data elements collected through FL-SOLARIS, TRIRIGA, agency co-location plans, and cost-benefit analyses are helping the State obtain a more complete view of its real estate portfolio. The collection of those key data elements improves the ability of DMS and state agencies to make decisions that are in the best interest of the State of Florida and sets the stage for a comprehensive real estate management strategy.

For additional information or for answers to questions about this report, please contact:

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Division of Real Estate Development and Management
Department of Management Services
850-487-9921

State of Florida – Lease Procurement Process

Chapter 255, F.S., provides DMS statutory authority to manage, operate, and maintain the FFP and provide oversight of the state’s leasing process. Agencies lease space within the FFP, the private sector and other governmental entities (e.g., federal and local). DMS is responsible for reviewing each of these lease types to ensure compliance with statutory requirements. The department collaborates with state agencies and tenant brokers to identify opportunities for improved lease terms and conditions, especially relating to space quality, size, and rate. In its oversight role, DMS is tasked with finding space that meets the operational and business needs of the state while delivering the best value to taxpayers. Because the state has a substantial financial investment in state-owned buildings, maintaining high-occupancy levels within FFP facilities is a key element of the leasing strategy.

In its lease oversight capacity, DMS performs the following tasks:

- Reviews each Request for Space Need (RSN) and its associated Space Allocation Worksheet (SAW). An agency will submit those documents to notify DMS of requests for new, modified, or cancelled lease space.
- Assesses the business need for requested space to determine if requests are justified and aligned with allotment standards.
- Determines if there is, or will be, available space in state-owned facilities to meet the space requirements. If no space is available in state-owned or state-leased facilities, DMS assists with market research and notifies State tenant brokers of the need for private-leased space.
- Provides agencies with best-practices procurement packages, as well as all the standard terms and conditions, and reviews business case details to determine if lease actions would be in the best interest of the state. If a lease is in the state’s best interest, DMS provides prior approval.
- Conducts a final review and an approval process to ensure that all statutory and rule requirements have been met once any necessary tenant improvements are completed, the State Fire Marshal has approved space prior to occupancy, and the landlord and tenant agency have signed the lease contract.
- Executes the approved lease and records the lease package within the Bureau of Property Services at DMS and sends executed copies to the agency.

To assist DMS and state agencies with making the private-lease procurement process efficient and economical, the state has two contracted tenant brokers, CBRE Inc. and Savills Occupier Services Inc (Savills). The current tenant broker contracts were competitively procured and completed in 2014. The contracts will expire in 2024.

The State’s tenant brokers provide planning and support services related to private-sector lease transactions, real estate strategies, and the buying and selling of properties. Agencies use tenant brokers to complete the following:

- Act as the agency’s tenant broker to competitively procure, negotiate, and develop private-sector lease agreements.
- Provide space management services using DMS-recommended space utilization standards.
- Provide tenant representation services for the agency during the term of a lease.

- Help identify strategic opportunities for reducing occupancy costs through the consolidation, relocation, reconfiguration, capital investment, construction, or acquisition of state-owned space.
- Oversee tenant improvement buildout.
- Outline any additional services or concepts for adding value to agency or DMS processes.
- Provide an evaluation of possible energy-efficiency solutions and savings.
- Provide other services that help the State reduce its real estate and occupancy costs.

Major Market Review

Savills, one of the State’s two tenant brokers, developed an analysis of Florida’s major markets and selected secondary cities from sources that include local Savills’ office market research teams and Costar. While they accurately reflect the commercial real estate markets in each respective area, it is important to note that the State of Florida has unique occupancy costs that differ from most of the clients in the market research.

Given funding constraints and limited operating capital outlay (OCO) availability, state agency tenants often require furniture, fixtures, and equipment (FF&E) to be included in tenant improvement costs. Additionally, the varying and unique types of client services provided (e.g., driver license offices, probation and parole offices, stay-in-place shelters for children) often require interior buildouts that are more expensive than traditional office space.

The FF&E and interior build-out costs are included in the lease rate and amortized over the lease term or a portion thereof. For these reasons, it may erroneously appear as though some state leases are “above market.” The base rate may be within or below market, but the FF&E requirements and/or specialized interior space buildout needs cause the amortized lease rate to reflect higher-than-market reports.

Additional tenant improvement costs can range from an additional \$40 to over \$150 per square foot (PSF), depending on the size of the space and specific agency requirements. Additionally, rising interest rates have created a high cost of capital and the ability to fund the state’s turn-key tenant improvement needs. When amortized or averaged over the term of a new lease location, the state’s additional cost per square foot added to the rent is estimated to be \$8.00 to \$20.00 PSF per year.

Table 5 compares average lease rates paid by Florida agencies in FFP facilities and private-sector office space to the prevailing average market rates. The state’s uniform rental rate for full-service office space in FFP facilities is \$17.18 PSF. This rate is below the average full-service office rate in all markets.

The uniform rental rate for full-service office space in FFP facilities is always inclusive of services provided to maintain the building, services such as utilities, custodial work, landscaping, maintenance, and repairs. Private lease asking rates may or may not include security service, utility, janitorial, and tenant improvement costs.

It is also important to note that each average asking lease rate in the market breakdown is based on a full-service (FS) rental rate per square foot on a useable square foot basis. Full-service rental rates include base rent, taxes, and all operating expenses, including, but not limited to, janitorial services and supplies, utilities, insurance, interior and exterior maintenance, recycling services, garbage disposal, and security.

Table 5. Office Rate Comparison for FFP and Private-Sector Lease Averages and Market Averages for Florida Markets with Concentrations of FFP Facilities

Markets with Concentrations in FFP Facilities	Public (FFP Facility) Leases			Private Sector				
	Number of Office Leases	Total SF of Office Leases	Average Rental Rate for DMS Office	Number of Office Leases	Total SF of Office Leases	Average Rental Rate for DMS Office	Average Class B Market Rate	Average Class A Market Rate
Tallahassee Market Leon County	106	3,938,396	\$16.97	42	1,863,927	\$22.23	\$24.32	\$33.73
Greater Miami Market Miami - Dade County	20	337,890	\$17.18	55	410,155	\$35.09	\$45.82	\$67.51
Tampa Market Hillsborough and Pinellas Counties	24	316,321	\$17.18	50	2,274,082	\$24.55	\$30.19	\$41.66
Jacksonville Market Duval County	11	233,364	\$17.18	31	423,636	\$20.17	\$28.38	\$30.08
Orlando Market Orange County	17	321,515	\$17.18	27	271,166	\$25.17	\$31.99	\$35.03
Ft. Lauderdale Market Broward County	8	122,461	\$17.18	39	350,485	\$31.33	\$36.39	\$51.09
Palm Beach Market Palm Beach County	5	61,019	\$17.18	30	252,001	\$27.83	\$46.81	\$62.63
Southwest Market Lee County	13	174,580	\$17.18	16	60,116	\$24.36	\$29.94	\$37.31
Pensacola Market Escambia County	7	69,279	\$17.13	19	225,085	\$33.40	\$30.08	\$33.79

Source: FL-Solaris, Savills, and CoStar

Table 5 — Continued

Markets with Concentrations in FFP Facilities	Public (FFP Facility) Leases			Private Sector				
	Number of Office Leases	Total SF of Office Leases	Average Rental Rate for DMS Office	Number of Office Leases	Total SF of Office Leases	Average Rental Rate for DMS Office	Average Class B Market Rate	Average Class A Market Rate
Daytona Market Volusia County	7	58,606	\$17.18	16	81,507	\$24.05	\$27.58	\$33.03
Gainesville Market Alachua County	10	42,513	\$17.18	10	71,346	\$22.08	\$24.98	\$35.02
Panama City Market Bay County	0	-	-	19	96,541	\$24.16	\$27.60	\$35.08

Source: FL-Solaris, Savills, and CoStar

The following pages present a high-level overview, completed in June 2023, of the 12 major markets in Florida. These market conditions were captured through the first quarter of 2023. It is important to note that working from home and telecommuting has increased dramatically for private sector employers and employees in all industries over the last year. Savills and DMS anticipate that this will impact physical workspace throughout the Florida markets in years to come.

Florida’s major markets remain stronger relative to the national averages; however, current trends are indicating that vacancies are beginning to increase in most of the markets due to national economic uncertainty and the overall commercial real estate lending environment’s strained outlook.

The following data is included in the summaries:

- Overall vacancy rate
- Trend in vacancy rates
- Average asking rate for full-service rentals
- Current trend in asking rates for full-service rentals

Tallahassee Market

Total Vacancy
6.8%

Lease Rate
\$24.41 PSF

Net Absorption
59,620 SF

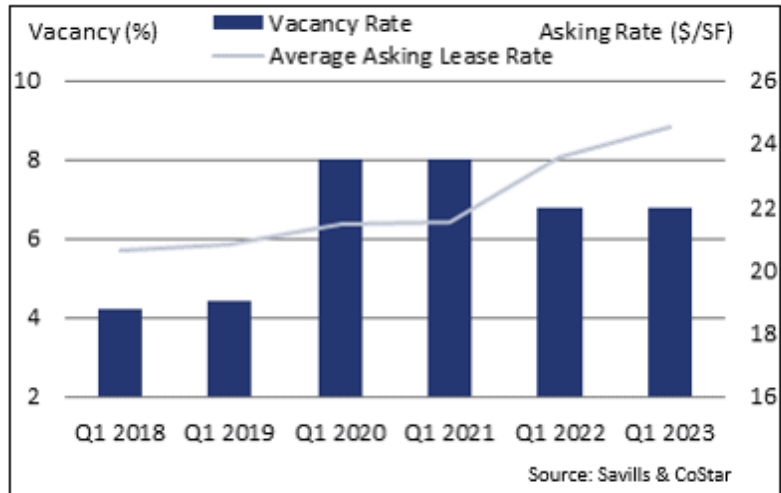
Under Construction
54,642 SF

*Arrows indicate change from previous year.

Market Highlights

- In the 24.8 million square foot Tallahassee office market, demand from government agencies, local universities, and other professional services companies have caused vacancy levels to remain in the single digits.
- In Q1 2023, net absorption was positive at 59,620 square feet.
- The average asking rate was \$24.41 PSF, up from a year ago.
- Only 54,642 square feet of new office construction is occurring in the Tallahassee market as speculative office development remains virtually non-existent.

Table 6. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Due to Tallahassee being a state capital, office leasing activity has traditionally been dominated by federal and state agencies. For example, in Q1 2023, the Florida Department of Health signed one of the largest leases, which executed a new 40,855 square foot lease at the Koger Executive Center. This was followed by a 13,918 square foot new lease that Halff Associates signed at 2255 Killlearn Center Boulevard.

While government agencies are the primary driver of office space in the Tallahassee market, education and healthcare are also major drivers since the area is also home to Florida State University and Florida A&M University. Combined with the lack of large-scale speculative office development, education and healthcare cause office vacancy levels to remain in the single digits.

Market Outlook

With a preliminary unemployment rate of just 2.5% in April 2023, Tallahassee has one of the lowest unemployment rates in the country. As a state capital city with large universities, Tallahassee has one of the strongest regional economies in Florida. Due to its younger and well-educated population, expect more private companies to grow in the area as they look to recruit talent from the local universities. Expect the office market to remain steady in the short-term.

Table 7. Tallahassee Market

Tallahassee Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
CBD Total	5,223,370	3.9	4.6	15,623	0	\$29.38
Suburban Total	19,610,848	6.3	7.4	43,997	54,642	\$23.08
Overall Tallahassee	24,834,218	5.8	6.8	59,620	54,642	\$24.41

Source: Savills & CoStar

Note: Data from first quarter of 2023

Tampa Bay Market

 Total Vacancy
11.9%

 Lease Rate
\$32.41 PSF

 Net Absorption
321 SF

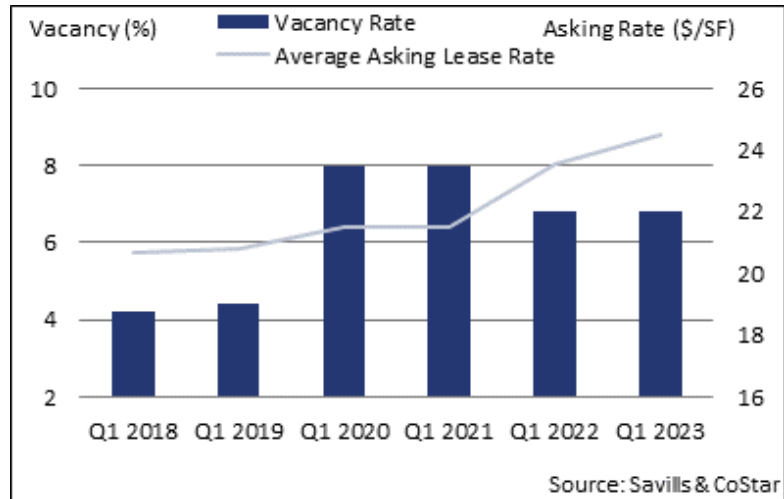
 Under Construction
1,124,862 SF

*Arrows indicate change from previous year.

Market Highlights

- The 128.5 million square foot Tampa office market remains strong as growing companies continue to relocate to the area.
- Net absorption was effectively flat in Q1 2023 at just 321 square feet.
- The average asking rental rate increased to \$32.41 PSF.
- Although the vacancy rate increased to 11.9% in Q1 2023, much of this increase was due to newly delivered Class A office projects.

Table 8. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Overall leasing activity in Q1 2023 comprised 857,699 square feet, a slight increase over Q4 2022 but down 29% from 1.2 million square feet reported in Q1 2022. The Tampa Region continues to attract companies seeking strategic growth opportunities, and the strong migration into the region has not slowed. As a result, leasing activity has been broad-based. The largest lease signed in Q1 2023 was Morgan Stanley’s 53,272 square foot sublease at 4050 W Boy Scout Boulevard in the Westshore submarket, followed by Zenith Insurance’s 53,000 square foot relocation to 101 Paramount Drive in Sarasota. Other large office leases in Q1 2023 involved law firms, healthcare companies, manufacturers, transportation and logistics firms, and business services companies.

Market Outlook

With over 1.1 million square feet of office space currently under construction, the development pipeline remains robust, which could lead to higher vacancy levels if projects are completed vacant in the short-term. The preliminary unemployment rate for Tampa-St. Petersburg-Clearwater in April 2023 was just 2.3% according to the Bureau of Labor Statistics, which is one

of the lowest unemployment rates in the country. Due to the labor market being so tight, leasing activity could be muted over the next few quarters as local employers continue to have trouble finding workers. Combined with uncertainty over the overall economy, expect tenant-favorable market conditions to remain as occupiers who can upgrade their office space to better buildings in more favorable submarkets.

Table 9. Tampa Bay Market

Tampa Bay Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
Tampa CBD Total	11,410,877	9.4	11.4	(63,499)	0	\$40.46
St. Pete CBD Total	4,226,304	3.9	13.4	1,233	0	\$34.12
Clearwater CBD Total	3,122,502	9.5	10.2	12,225	0	\$25.59
Suburban Total	109,767,390	9.3	12.0	50,362	1,124,862	\$31.65
Overall Tampa	128,527,073	9.1	11.9	321	1,124,862	\$32.41
Class A	34,459,435	15.1	19.2	(98,613)	855,929	\$41.66
Class B	52,302,634	8.3	11.4	151,489	263,158	\$30.19

Source: Savills & CoStar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Note: Data from first quarter of 2023

Greater Miami Market

Total Vacancy
12.2%

Lease Rate
\$54.25 PSF

Net Absorption
(548,770) SF

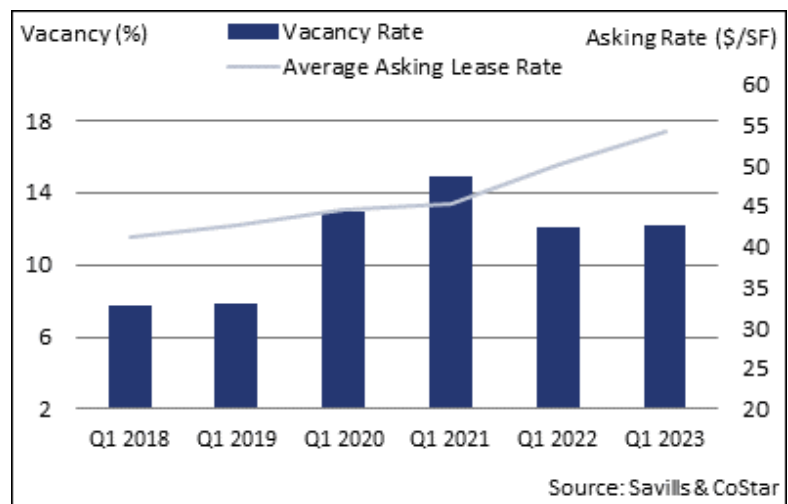
Under Construction
4,903,270 SF

*Arrows indicate change from previous year.

Market Highlights

- The average asking rental rate in the 114.7 million square foot Greater Miami office market has surged to \$54.25 PSF due to a robust new development pipeline.
- Despite a booming South Florida economy, office net absorption in Q1 2023 was 548,770 square feet.
- The overall vacancy rate increased to 12.2% as new development and corporate rightsizings have caused vacancy levels to increase.

Table 10. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Overall leasing activity comprised 1.3 million square feet in Q1 2023, down 18% from 1.6 million square feet reported in Q1 2022. Despite a booming South Florida economy, the office market has not been immune to national office market trends, such as slow return to the office and the widespread use of hybrid workplaces, leading to a slowdown in leasing activity over the past year. The largest office leases signed in Q1 2023 include Ryder System completing a sale-leaseback of their 238,000 square foot building at 11690 NW 105th Street near the Miami Airport, followed by Kaseya’s 100,161 square foot new lease at 333 SE 2nd Avenue in Downtown Miami. Demand remains broad-based as growing local companies and companies relocating to South Florida from elsewhere are attracted to the state and region’s business-friendly environment and generally lower cost of living compared to Northeast cities.

Market Outlook

Office demand in Greater Miami has remained strong despite the nation’s economic uncertainty, trends of tenant rightsizing, and the increase of market rates. With approximately 4.5 million square feet of Class A space currently under construction, the market is projected to deliver sought-after high-quality space in the post-pandemic working world. The market has

continued growth in the professional and business services and healthcare sectors as it is driven by significant in-migration and proximity to a skilled workforce. Those trends are expected to continue and will likely cause vacancy rates to fall.

Table 11. Miami Market

Miami Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
CBD Total	12,453,970	14.7	14.5	24,028	1,511,474	\$59.17
Suburban Total	102,228,223	9.1	11.8	(572,798)	3,391,796	\$53.09
Overall Miami-Dade Market	114,682,193	9.7	12.2	(548,770)	4,903,270	\$54.25
Class A	43,095,037	16.4	20.1	(73,305)	4,533,125	\$67.51
Class B	48,005,056	5.9	7.4	(134,611)	370,145	\$45.82

Source: Savills & CoStar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Note: Data from first quarter of 2023

Jacksonville Market

▲ Total Vacancy
12.9%

▲ Lease Rate
\$27.66 PSF

▼ Net Absorption
(13,639) SF

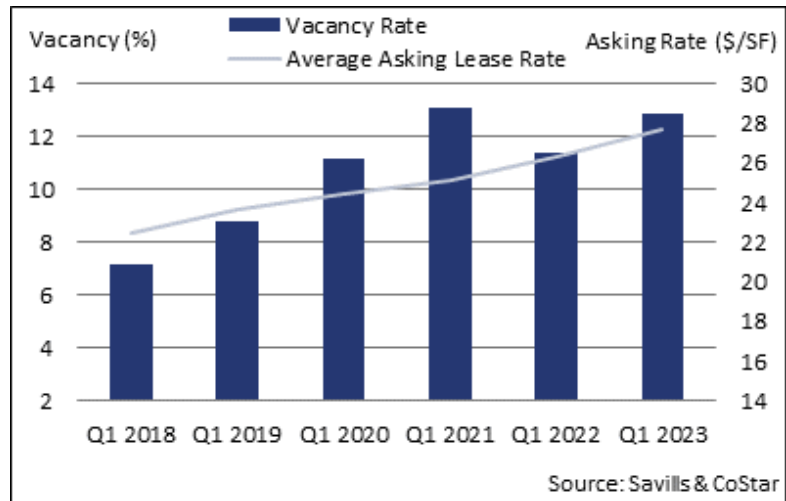
▼ Under Construction
326,035 SF

*Arrows indicate change from previous year.

Market Highlights

- The average asking rental rate increased to \$27.66 PSF in Q1 2023 in the 69.1 million square foot Jacksonville office market.
- Overall net absorption was effectively flat at negative 13,639 square feet.
- The total vacancy rate increased to 12.9%.

Table 12. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Leasing activity in the Jacksonville office market remains steady but like many other office markets around the country, has slowed over the past year due to national economic uncertainty. In Q1 2023, the largest office leases signed in Jacksonville included a 152,999 square feet lease by JEA for new headquarters at 225 N Pearl St., in the Downtown Northbank submarket, followed by Foley & Lardner’s renewal of 32,170 square feet at 1 Independent Drive in Downtown Northbank, and a new lease signed by Levco Group for 19,690 square feet at 7016 A C Skinner Parkway in the Butler/Baymeadows submarket. In general, office space demand remains mostly broad-based and led by professional services companies who have been growing alongside Jacksonville’s regional population.

Market Outlook

With a preliminary unemployment rate of 2.3% according to the Bureau of Labor Statistics in April 2023, Jacksonville has one of the lowest unemployment rates in the entire country. The Jacksonville metro continues to grow, with the population now over 1.33 million, as many people and companies are attracted to its warm weather and lower cost of living and doing business compared to many other states. As a result, expect the Jacksonville office market to continue to attract corporate occupiers in what remains a tenant-favorable market.

As a result, expect the Jacksonville office market to continue to attract corporate occupiers in what remains a tenant-favorable market.

Concerns with the economy have led some larger occupiers to consider downsizing their footprint to shed expenses. Leasing activity remains strong in smaller size spaces, medical and other specialty-uses. Market rates will likely continue to steadily rise year over year.

Table 13. Jacksonville Market

Jacksonville Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
CBD Total	17,066,771	10.6	14.1	(35,951)	0	\$27.18
Suburban Total	52,035,297	8.4	12.6	22,117	326,035	\$27.80
Overall Jacksonville	69,102,068	9.0	12.9	(13,639)	326,035	\$27.66
Class A	19,306,066	14.3	19.7	(209,413)	35,575	\$30.08
Class B	28,899,007	8.2	12.4	182,474	290,460	\$28.38

Source: Savills & CoStar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Note: Data from first quarter of 2023

Orlando Market

 Total Vacancy
12.1%

 Lease Rate
\$31.99 PSF

 Net Absorption
(193,065) SF

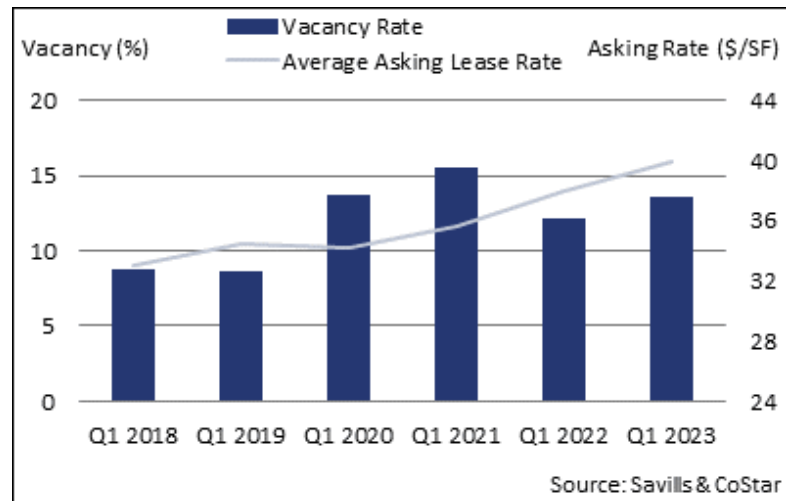
 Under Construction
1,328,511 SF

*Arrows indicate change from previous year.

Market Highlights

- The total vacancy rate in the 103.8 million square foot Orlando office market increased to 12.1% in Q1 2023
- Net absorption was negative 193,165 square feet.
- The average asking lease rate continues to increase to \$31.99 PSF as over 1.3 million square feet of space remains in the new supply pipeline.

Table 14. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Leasing activity in the Orlando office market has slowed from a year ago as national economic uncertainty has caused many corporate occupiers to delay their decision making. In Q1 2023, the largest lease signed involved Charter Spectrum Communications renewing for 48,066 square feet at 485 N Keller Road in the Maitland Center submarket, followed by Orlando Family Physicians signing a new 26,012 square foot lease at 1501 S Semoran Boulevard in the 436 Corridor submarket, and Mass Virtual signing a new 24,370 square foot lease at 5955 T G Lee Boulevard in the Orlando Airport submarket.

Market Outlook

Orlando remains one of the fastest growing metro areas in the U.S. with in-bound population growth and corporate relocations. On the other hand, expect office vacancy levels to increase as the over 1.3 million square feet of space currently under construction is delivered to the market. Nevertheless, with a preliminary unemployment rate of just 2.3% according to the Bureau of Labor Statistics, Orlando has one of the tightest labor markets in the country. Orlando's labor market could result in lower leasing activity over the short-term as area employers might have issues finding workers if population growth slows.

Table 15. Orlando Market

Orlando Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
CBD Total	13,251,805	10.3	14.4	(9,039)	0	\$34.03
Suburban Total	90,503,884	8.5	11.8	(184,026)	1,328,511	\$31.64
Overall Orlando	103,755,689	8.7	12.1	(193,065)	1,328,511	\$31.99
Class A	32,971,911	14.2	20.2	(229,743)	1,030,810	\$35.03
Class B	40,838,571	6.6	9.3	30,844	284,901	\$31.99

Source: Savills & CoStar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Note: Data from first quarter of 2023

Fort Lauderdale / Broward County Market

▲ Total Vacancy
13.6%

▲ Lease Rate
\$39.99 PSF

▼ Net Absorption
(203,233) SF

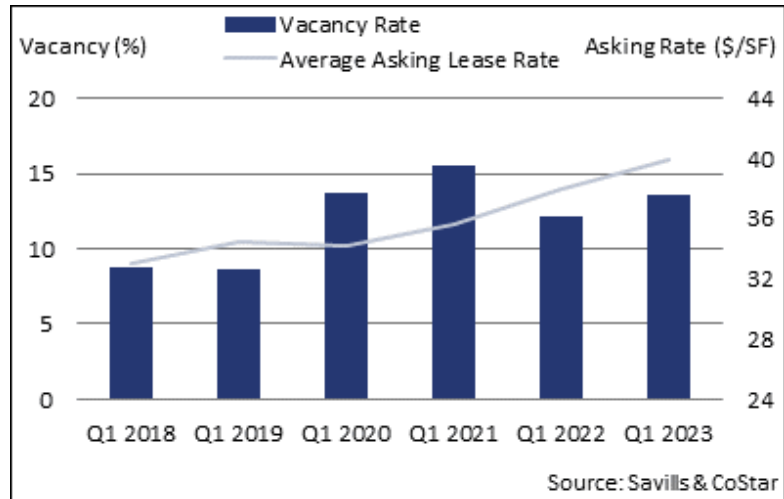
▼ Under Construction
354,818 SF

*Arrows indicate change from previous year.

Market Highlights

- Net absorption in the 74.3 million square foot Fort Lauderdale/Borward County office market was negative 203,233 square feet.
- The average asking lease rate increased to \$39.99 PSF.
- Vacancy has increased to 13.6% as 354,818 square feet remains under construction.

Table 16. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Leasing activity in Q1 2023 was led by Ford Motor Company’s 92,362 square foot renewal at 1200 Sawgrass Corporate Parkway in Sunrise, followed by Landau & Associates’ 22,218 square foot renewal at 1619 NW 136th Avenue in Sunrise, and the Florida Department of Revenue’s 17,439 square foot renewal at 3301 N University Drive in Coral Springs. Over the past year, leasing activity has followed national trends by slowing as more economic uncertainty has caused many occupiers to delay their decision making, though companies remain attracted to the South Florida market where the cost of doing business is lower than other states.

Market Outlook

Expect vacancy levels to increase over the next year as overall leasing activity slows and office space currently under construction is delivered to the market vacant. Decision makers are likely to be cautious amid the economic uncertainty and tenants will focus on right-sizing and flexible lease terms. However, expect high average asking rental rates to continue as landlords offer higher concessions in return for keeping their face rents high.

Table 17. Ft. Lauderdale/Broward Market

Ft. Lauderdale Broward Submarket	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
CBD Total	11,601,022	12.1	14.0	42,788	30,000	\$50.86
Suburban Total	62,686,637	10.4	13.6	(246,021)	324,818	\$37.98
Overall Broward	74,287,659	10.6	13.6	(203,233)	354,818	\$39.99
Class A	21,503,856	16.6	23	(13,530)	240,756	\$51.09
Class B	32,101,110	10.0	12.1	(146,042)	114,062	\$36.39

Source: Savills & CoStar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Note: Data from first quarter of 2023

Palm Beach Market

Total Vacancy
11.6%

Lease Rate
\$49.06 PSF

Net Absorption
(355,211) SF

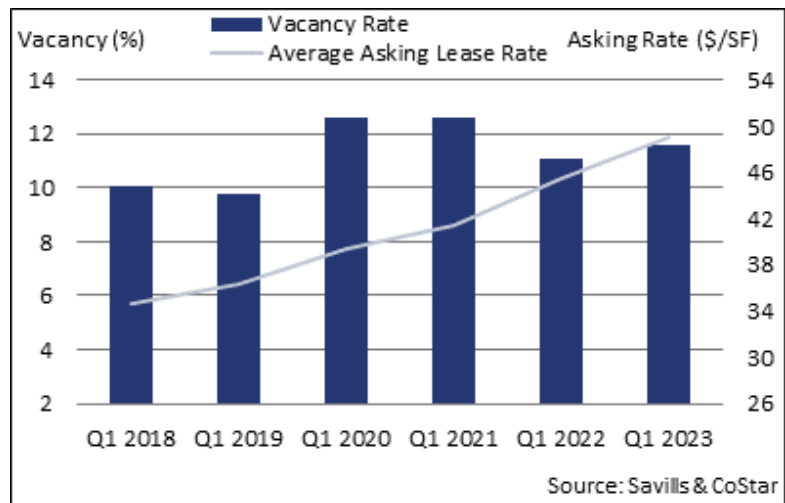
Under Construction
1,297,075 SF

*Arrows indicate change from previous year.

Market Highlights

- Vacancies in the 59.1 million square foot Palm Beach office market increased to 11.6% in Q1 2023.
- Net absorption was negative 355,211 square feet.
- The average asking rental rate increased from last year to \$49.06 PSF.
- Just under 1.3 million square feet remains under construction.

Table 18. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Leasing activity in Palm Beach County remains steady but has slowed from a year ago. The largest leases in Q1 2023 include a new 38,474 square foot lease at 22 W Atlantic Avenue in Delray Beach signed by Vertical Bridge, a new 28,378 square foot lease at 400 N Congress Avenue in West Palm Beach signed by the Florida Department of Financial Services, and a renewal for 21,047 square feet at 2051 Dr Martin Luther King Jr Boulevard in Riviera Beach by DCF.

Market Outlook

Expect the Palm Beach market to remain highly attractive to corporate occupiers from outside the market, especially those in the financial services industry. With tenant overall flight to quality, expect newer office projects with amenities in the best submarkets to continue to outperform older office buildings.

Table 19. Palm Beach

Palm Beach County & Selected Submarkets	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
West Palm Beach CBD	5,960,545	10.1	15.4	(22,506)	604,320	\$68.85
Suburban Total	53,105,724	8.2	11.2	(332,705)	692,755	\$46.63
Overall Palm Beach	59,066,269	8.4	11.6	(355,211)	1,297,075	\$49.06
Class A	16,161,045	12.0	18.1	(322,553)	1,159,573	\$62.63
Class B	29,098,122	7.4	9.8	(22,335)	107,502	\$46.81

Source: Savills & CoStar

Note: Only select larger classes have been highlighted and classes do not add up to the total.

Note: Data from first quarter of 2023

Southwest Florida / Lee and Collier County Markets

 Total Vacancy
6.4%

 Lease Rate
\$30.40 PSF

 Net Absorption
40,592 SF

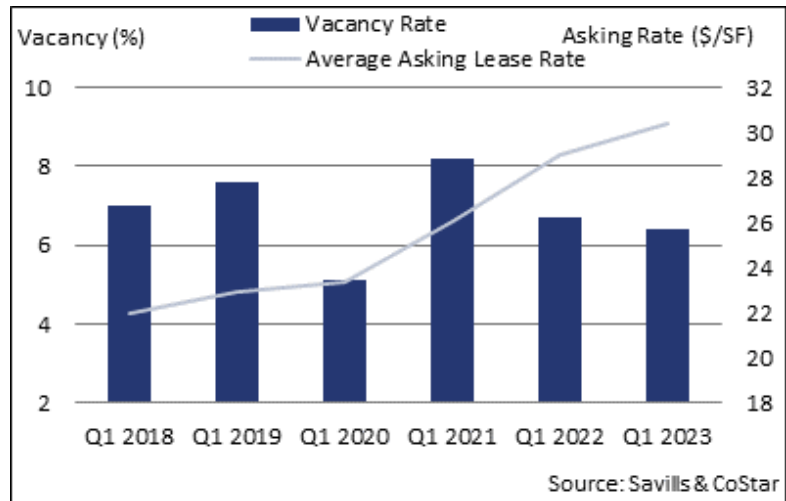
 Under Construction
269,418 SF

*Arrows indicate change from previous year.

Market Highlights

- The Southwest Florida market is comprised of Fort Myers in Lee County and Naples in Collier County. Southwest Florida, known for tourism, retirement, hospitality, and retail trade, consists of a 31.5 million square foot office market.
- The overall net absorption for the Southwest Florida market was positive 40,592 square feet.
- The average asking rental rate increased from last year to \$30.40 PSF.
- The total vacancy rate is low at just 6.4%.

Table 20. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Most office tenants in the Southwest Florida market are generally small-to-mid-size companies serving the local population, which mostly consists of retirees and empty nesters. The largest leases signed in Q1 2023 included Vitas Healthcare signing a new 16,015 square foot lease at 12751 Westlinks Drive in Fort Myers, NAMI Collier County signing a new 12,494 square foot lease at 5025 Castello Drive in Naples, and the U.S. Social Security Administration renewing its 12,215 square foot lease at 2659 Professional Drive in Naples.

Market Outlook

Due to the older population of the Southwest Florida market, demand for senior housing, assisted living, and medical office space is much higher than other markets in Florida. The older demographics of the area also drive up the region’s affluence as well as median incomes, both of which are among the highest in Florida as the area remains a destination for retirees.

The Southwest Florida market, particularly Fort Myers, had significant office demand prior to Hurricane Ian. Because of the destruction caused by the storm, many office buildings are still recovering and being rebuilt. The limited product available in this area has led to an extremely tight leasing market.

Table 21. Southwest Florida Market

Southwest Florida Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
Lee & Collier Counties						
Lee County/ Ft. Myers	21,457,943	4.3	6.2	14,087	152,070	\$27.28
Collier County/ Naples	10,135,995	5.2	6.8	26,505	117,348	\$37.00

Source: Savills & CoStar

Note: Data from first quarter of 2023

Daytona/ Volusia County Market

Total Vacancy
5.0%

Lease Rate
\$25.04 PSF

Net Absorption
(14,899) SF

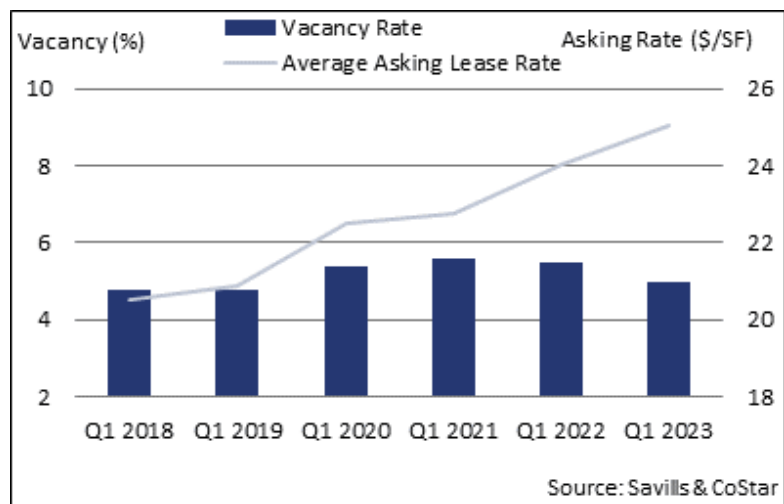
Under Construction
14,392 SF

*Arrows indicate change from previous year.

Market Highlights

- In the 14.4 million square foot Daytona market (Volusia County), the economy’s main drivers are hospitality and leisure industries.
- The total vacancy rate of just 5% is one of the tightest office markets in Florida.
- Net absorption was down at negative 14,899 square feet.
- The average asking lease rate increased from a year ago to \$25.04 PSF.

Table 22. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Leasing activity in the Daytona market mostly consists of actions from smaller tenants. In Q1 2023, the largest leases were of a new 8,770 square foot space leased by Satrix at 265 Clyde Morris Boulevard in Ormond Beach, a new 5,336 square foot space leased by the Halifax Area Advertising Authority at 140 S Atlantic Avenue in Ormond Beach, and a new 4,200 square foot space leased by Kid City USA Enterprises at 4530 S Ridgewood Avenue in Port Orange.

Market Outlook

Although Daytona / Volusia County’s economy heavily relies on retail and tourism, specifically around their beaches and stock car races, the office market is stable with the area’s top employers being local municipalities and regional healthcare firms. Logistics development has increased as new industrial projects have been delivered in recent years.

The vacancy rate in the Daytona / Volusia market declined slightly, unlike the vacancy rates in the larger neighboring markets of Orlando and Jacksonville. A contributing factor to the decline is the demand for new office space outpacing delivery. The increase in the number of leases is expected to decline but remain above the national average.

Table 23. Daytona/ Volusia County Market

Daytona/ Volusia County Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
Daytona/ Volusia County	14,448,599	4.4	5.0	(14,899)	14,392	\$25.04

Source: Savills & CoStar

Note: Data from first quarter of 2023

Gainesville Market

Total Vacancy
6.1%

Lease Rate
\$24.09 PSF

Net Absorption
21,369 SF

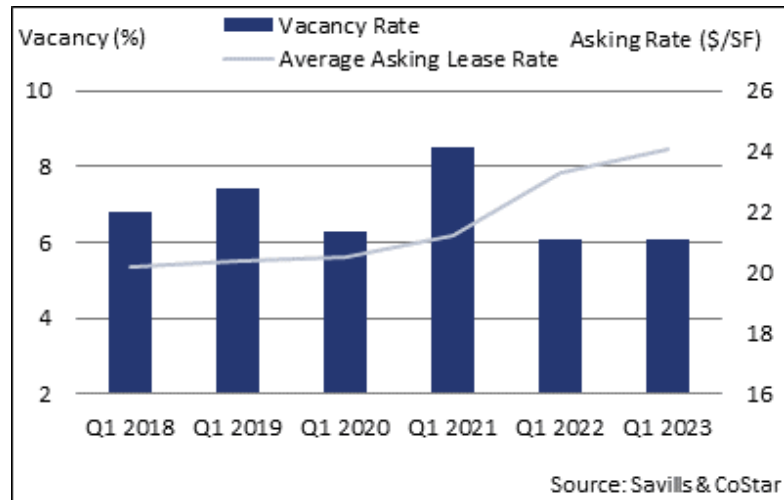
Under Construction
55,235 SF

*Arrows indicate change from previous year.

Market Highlights

- The 10.6 million square foot Gainesville (Alachua County) office market primarily centers around the University of Florida.
- Net absorption was slightly positive at 21,369 square feet.
- The total vacancy rate was flat year-over-year at just 6.1%.
- The average asking rental rate of \$24.09 PSF was a slight increase from last year.

Table 24. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

With the office market’s primary focus on the University of Florida, the market’s office inventory is relatively small with most leasing activity under 10,000 square feet. The University of Florida signed a lease for 12,735 square feet at 9092 SW 70th Lane, the largest lease in Q1 2023. Because of slowing leasing activity over the past year, area landlords have provided concessions and slightly lower base rental rates.

Market Outlook

Leasing demand in Gainesville has continued to be strong, but due to extremely high buildout costs, many tenants are in search of office space that does not require buildout. Additionally, macroeconomic concerns have caused tenants to request lease terms shorter than what would have previously been acceptable.

Given Gainesville’s strong affiliation with the University of Florida, the primary employment base is comprised of education, healthcare, and government agencies. Professional and business services firms have been growing, but the market remains heavily dependent on the university.

Table 25. Gainesville Market

Gainesville Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
Gainesville	10,648,018	5.3	6.1	21,369	55,235	\$24.09

Source: Savills & CoStar

Note: Data from first quarter of 2023

Panama City Market

Total Vacancy
3.6%

Lease Rate
\$26.01 PSF

Net Absorption
(119) SF

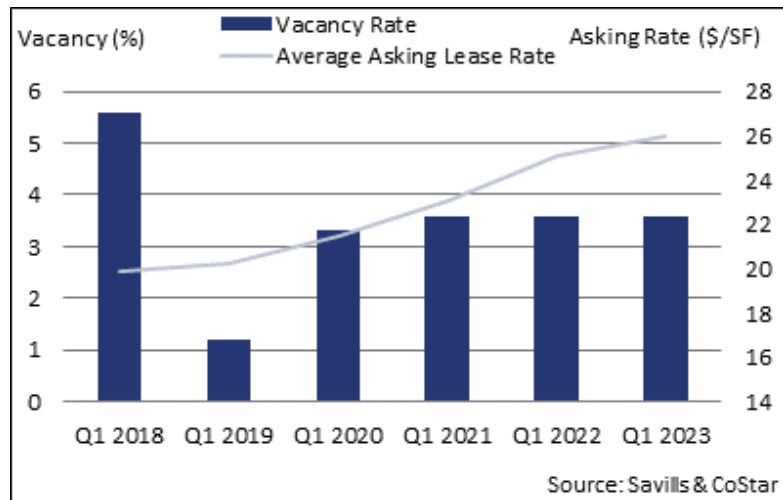
Under Construction
0 SF

*Arrows indicate change from previous year.

Market Highlights

- Panama City in Bay County is the home to Air Force and Navy support facilities and several beach towns, which are the economic drivers of this 8.1 million square foot office market.
- Net absorption was basically flat at negative 119 square feet.
- The average asking lease rate was \$26.01 PSF, an increase over a year ago.

Table 26. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Despite office vacancy being 3.6%, the Panama City market consists of mostly small leases under 10,000 square feet. Because the area is mostly a tourist destination, office leasing activity is traditionally very low and consists of local professional services firms and healthcare companies serving the immediate population.

Market Outlook

Panama City is the home of Tyndall Air Force Base and many beach towns, which provide strong government, leisure, healthcare, and retail employment.

Impacts from Hurricane Michael have continued to effect the Panama City Market, such as in slow reconstruction of damaged office buildings. Even though business activity has rebounded and real estate demand is high, office vacancies have remained tight due to the limited available inventory. The increase in market rental rates has persisted as supply chain issues have accelerated construction costs.

Table 27. Panama City Market

Panama City Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
Panama City	8,144,850	2.6	3.6	(119)	0	\$26.01

Source: Savills & CoStar

Note: Data from first quarter of 2023

Pensacola Market

▲ Total Vacancy
4.1%

▲ Lease Rate
\$26.93 PSF

▲ Net Absorption
74,990 SF

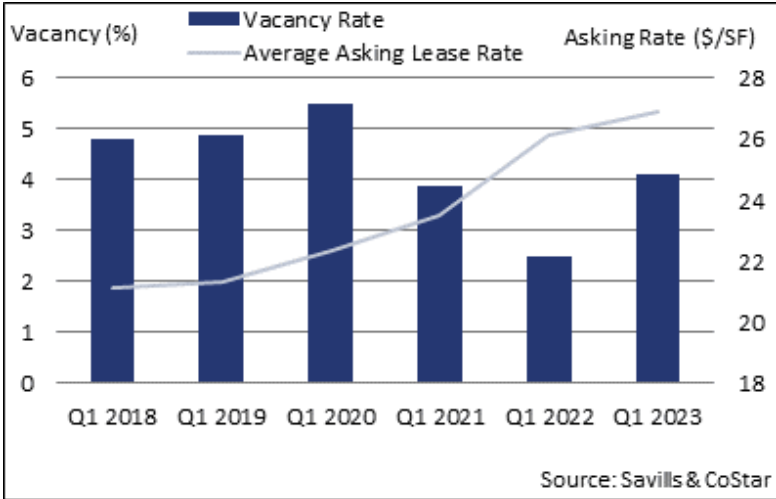
▼ Under Construction
77,100 SF

*Arrows indicate change from previous year.

Market Highlights

- In the 16.8 million square foot Pensacola office market, steady demand and a lack of speculative construction have caused office fundamentals to remain tight at just 4.1% vacancy.
- Net absorption was positive 74,990 square feet.
- The average asking rate rental rate was \$26.93 PSF, an increase from the previous year.

Table 28. Total Vacancy vs. Direct Average Asking Lease Rate



Leasing Activity

Vacancy rates have consistently remained low in the Pensacola office market as most leasing activity remains below 10,000 square feet. In Q1 2023, EmCo Consulting signed a new 5,000 square foot lease at 321 N De Villiers Street while Regency Hospice signed a new 3,737 square foot lease at 7282 Plantation Road. Expect leasing activity to remain low over the next year since most tenants are small.

Market Outlook

The Pensacola market is comprised of the Panhandle’s largest employers including Navy Federal Credit Union and multiple regional healthcare providers. With both employment and population growth being positive and limited market availability, the vacancy rate has remained below 5% for the last several years with no indications of changing.

Table 29. Pensacola Market

Pensacola Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/FS)
Pensacola	16,849,679	3.0	4.1	74,990	77,100	\$26.93

Source: Savills & CoStar

Note: Data from first quarter of 2023

Master Leasing Report

Leases Expiring Within 24 Months (by Agency and Geographic Market)

Leases due to expire within the next 24 months are listed by agency in Appendix 1A and by market in Appendix 1B. Of the 749 total private leases, 205 are set to expire on or before June 30, 2025.

Through lease renegotiation efforts and in partnership with agencies and the State’s tenant brokers, DMS will address all leases set to expire before June 30, 2024.

Lease Details

Appendix 2 includes additional details on each lease including location, size (square footage), cost per leased square foot, lease expiration date and a determination of whether sufficient FFP (state-owned) office space will be available at the expiration of the lease.

Note: While DMS FFP space may be available in some locations where an agency lease is expiring in the next 24 months, the DMS FFP space may not meet the business needs of an agency because of the building location, funding for tenant improvements, available parking, or a requirement for co-location of space with an agency’s client partner.

A full list of all leases is accessible through the DMS website at: <http://bit.ly/REDM-FITS>.

Amendments, Supplements, and Waivers to Lease Terms and Conditions

Leases that DMS approved in the past 12 months have all complied with standard terms and conditions. While DMS has executed many lease contracts for changes in rates, square footage, and rental periods since the 2022 Master Leasing Report, DMS has neither received nor granted an amendment, supplement, or waiver that altered essential or standard terms and conditions.

Section 255.249(7), F.S.:

(7) The department shall annually publish a master leasing report that includes the strategic leasing plan created under subsection (6). The department shall annually submit the leasing report to the Executive Office of the Governor and the Legislature by October 1. The report must provide:

(a) A list, by agency and by geographic market, of all leases that are due to expire within 24 months.

(b) Details of each lease, including location, size, cost per leased square foot, lease-expiration date, and a determination of whether sufficient state-owned office space will be available at the expiration of the lease to accommodate affected employees.

(c) A list of amendments and supplements to and waivers of terms and conditions in lease agreements that have been approved pursuant to s. 255.25(2) during the previous 12 months and an associated comprehensive analysis, including financial implications, showing that any amendment, supplement or waiver is in the state’s long-term best interest.

(d) Financial impacts to the Florida Facilities Pool rental rate due to the sale, removal, acquisition or construction of pool facilities.

Impacts to Florida Facilities Pool Rental Rates

The bonded FFP is administered in accordance with the Florida Building and Facilities Act in section 255.501-.525, F.S. Tenants in FFP facilities pay a uniform rental rate for leased space, regardless of the assigned building or market location. Since 2007, the uniform rental rate for full-service office space has been \$17.18 PSF. This rate is based on aggregate obligations and operating costs of the 113 buildings currently in the FFP. Revenue from FFP leases covers debt service on the bonds, capital depreciation reserves and utility, operating, management, and maintenance costs for all facilities.

DMS does not anticipate a change to the current uniform rental rate of \$17.18 PSF for full-service office space during FY 2023-2024. DMS maintains the FFP facilities within the budget that the Legislature allocates by reducing operational costs and deferring capital maintenance.

For FY 2023-2024, DMS has been appropriated \$96,184,382 to address deficiencies which include aging roofs, elevators, heating and air conditioning equipment, fire sprinkler systems, and other life safety equipment and Americans with Disabilities Act compliance.

Changes in Occupancy Rate and Maintenance and Efficiency Costs

The occupancy rate of FFP facilities remains high at more than 98% (with a corresponding vacancy rate of less than 2%). The high-occupancy rate is largely due to the implementation of recent backfill strategies. Budgetary constraints and rising private market rates have also contributed to the high occupancy rate of FFP facilities.

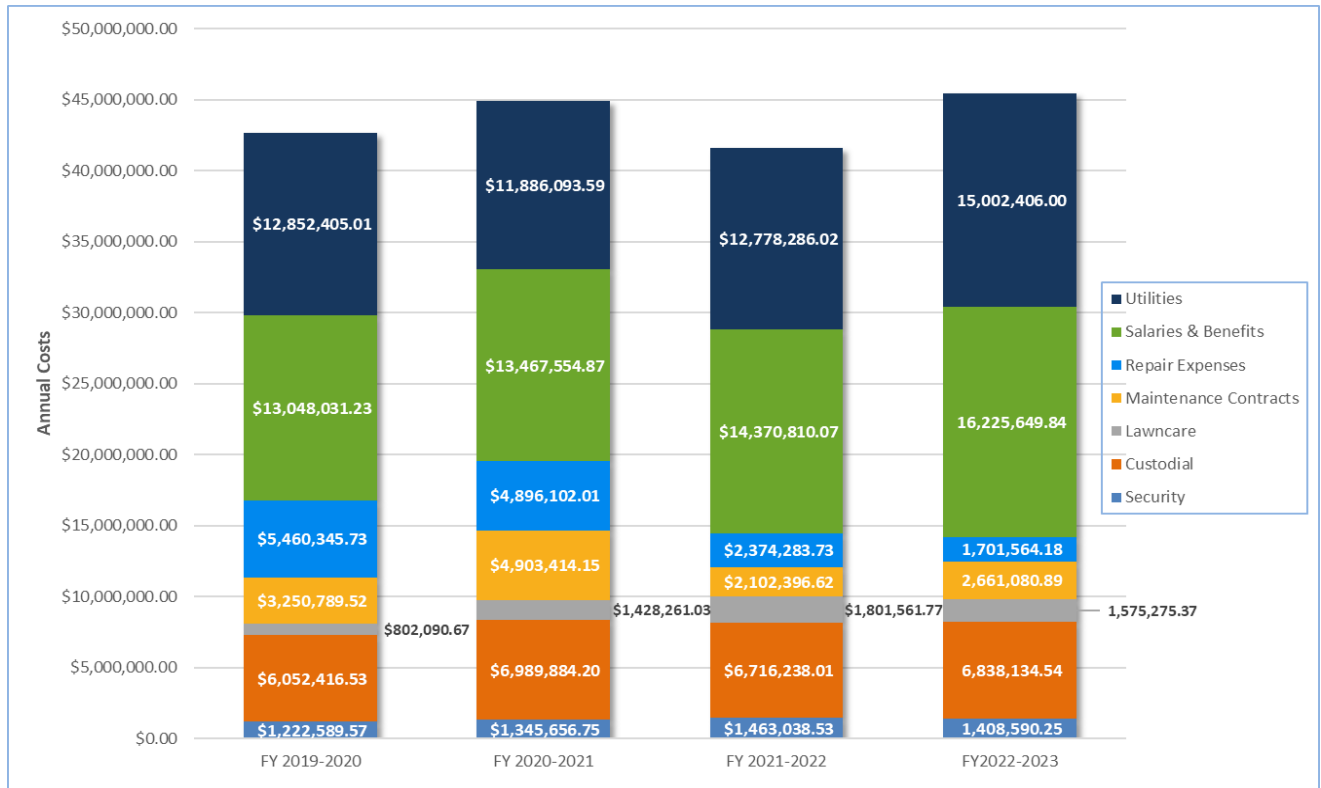
Figure 4 illustrates that operating costs for FFP facilities have decreased marginally over the past year. DMS continues to identify strategies for deeper cost savings by analyzing performance data and encouraging industry best practices among partner agencies.

Reducing energy consumption and costs in the FFP remains a top priority for DMS because, as seen in Figure 4, energy consumption (utilities) represents the largest cost component of the FFP. DMS continues to implement the energy conservation principles of the State Energy Management Plan (SEMP), which DMS developed in 2010 and implemented in all FFP facilities across the state. DMS continues to evaluate long-term costs (life-cycle costs) whenever major energy-consuming equipment is selected for installation in FFP facilities.

Section 255.249(7)(e), F.S.:

(e) Changes in occupancy rate, maintenance costs, and efficiency costs of leases in the state portfolio. Changes to occupancy costs in leased space by market and changes to space consumption by agency and by market.

Figure 4. FFP Operating Costs



Analysis of Portfolio Supply and Demand

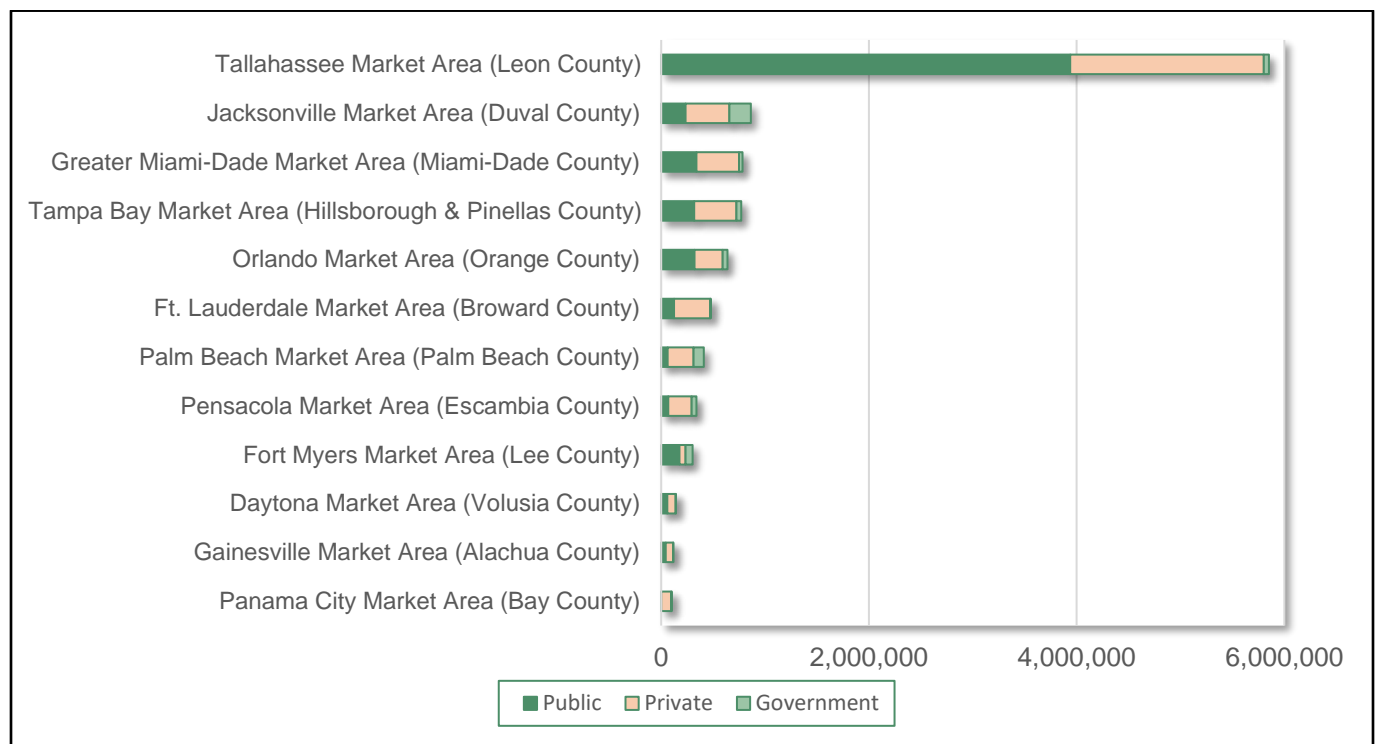
For analysis of the lease portfolio’s supply and demand, this report focuses on 12 major metropolitan real estate markets in Florida, most of which have large concentrations of FFP facilities. Local market dynamics directly influence the availability and cost of office space in each market. The supply and demand analysis for each of these major markets is summarized below. Figures 5 and 6 detail the quantity of public, other government and private space leased in these 12 major markets across the state.

Section 255.249(7)(f), F.S.:

(f) An analysis of portfolio supply and demand.

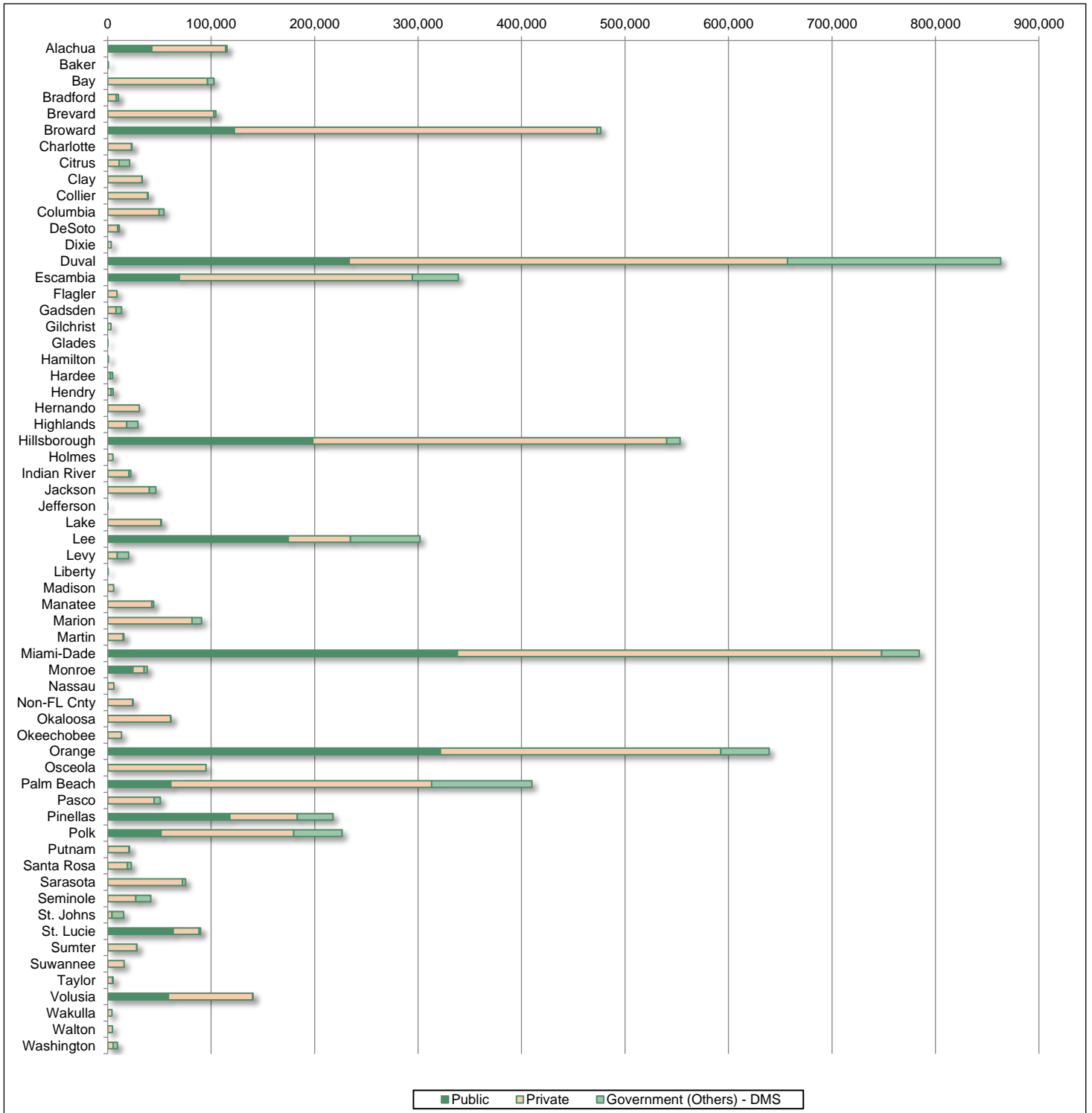
To accommodate the different services that agencies provide, the State needs space in nearly every county. As Figure 5 shows, the majority of the state’s lease portfolio is in Leon County. Duval, Miami-Dade, Orange, Broward, and counties in the Tampa Bay area form the next largest concentrations of leased facilities.

Figure 5. Square Footage of Leased Office Space, by Lease Type, for 12 Major Florida Markets



Source: FL-SOLARIS (FITS), 6/30/2023

Figure 6. Square Footage of Leased Office Space by County



*Calhoun, Franklin, Gulf, Lafayette, and Union counties do not have leased office space. Leon County, with more than five million square feet of leased space, is omitted.

Cost-Benefit Analyses of Acquisition, Build, and Consolidation Opportunities

A cost-benefit analysis of acquisition, build, and consolidation opportunities must consider all relevant factors, including future area demand for services, private market rental capacity, and cost of capital. Preliminary data analysis may indicate markets in which acquisition or construction of a facility may be feasible; however, further research to support a business case and legislative funding will be required. Areas with larger concentrations of private leases at higher rates PSF present the best opportunities for savings and were analyzed for buying and building feasibility.

Paragraph 255.249(7)(g), F.S.:

(g) Cost-benefit analyses of acquisition, build, and consolidation opportunities, recommendations for strategic consolidation, and strategic recommendations for disposition, acquisition and building.

To assist in evaluating State-owned and State-leased facilities, DMS performed a comprehensive study with detailed recommendations that addressed current and developing real estate requirements in downtown Tallahassee.

During the past decade, the State made long-term strategic decisions regarding the landscape of downtown Tallahassee. Strategies for consideration included the following:

- Determining best practices for the operation and maintenance of state-owned facilities.
- Deciding if any buildings should be replaced and determining replacement costs.
- Determining how to accommodate additional downtown parking to alleviate the existing parking deficiency.
- Proposing timelines and scheduling of possible future initiatives.

Recommendations for Using Capital Improvement Funds for Consolidation into State-Owned Space

The DMS FFP buildings currently have an occupancy rate of 98%, leaving little room for additional backfill opportunities without making significant financial investments to reconfigure currently occupied space. However, resolving present challenges would enable DMS to backfill the remaining FFP space.

Statewide, the FFP currently has a total vacancy of 84,563 square feet, which consists of 74,551 square feet of full-service office space, unconditioned storage space amounting to 7,846 square feet and 2,166 square feet of conditioned storage space. The vacancy represents multiple small, non-contiguous spaces. DMS will continue to work with agencies to backfill these vacancies according to agencies' needs.

2023 Strategic Leasing Plan and Update to Five-Year Plan

DMS is providing consultation on consolidation opportunities throughout the FFP and private lease spaces. There are opportunities throughout the FFP to provide support a variety of working opportunities, including redesigned collaboration space to create ideas, break down silos of talent, and solve complex problems. As agencies define the space needed for serving the public, the State can consolidate and backfill space, creating cost-savings for agencies and creating flexible, right-designed spaces that will be even more valuable as leases are collapsed.

Restructuring space will be a long-term financial gain to the State through future lease cost-avoidance and employee retention and recruitment.

DMS has developed the 2023 Five Year Strategic Leasing Plan to outline goals and initiatives for improving the performance of the State’s real estate portfolio. The updated five-year plan required in section 255.25, F.S., is a component of the Strategic Leasing Plan.

Current Oversight of the State’s Real Estate Portfolio

The State derives the greatest value from its investment in real estate assets when employing a comprehensive real estate portfolio management strategy. Currently, the State has a decentralized model for staffing, owning, and managing owned and leased real estate assets. This model results in wide redundancies, differing service delivery methods, and inconsistent facility maintenance. Agencies divert key personnel and fiscal resources from their core responsibilities so they can manage and support their real estate portfolios, making space and management-related decisions on a case-by-case basis. This model leaves no collaborative, statewide oversight of the real estate portfolio. Individual agencies have significant autonomy in acquiring and administering workspaces. Because of diverse agency missions and the lack of a holistic real estate management strategy, the State has been left with a portfolio that varies dramatically in cost, age, location, usage, and condition. This disjointed operational model leaves wide gaps in the comprehensive understanding of spend, best practices, and use of the State’s assets.

Section 255.249(6), F.S.:

(6) The department shall develop and implement a strategic leasing plan. The strategic leasing plan must forecast space needs for all state agencies and identify opportunities for reducing costs through consolidation, relocation, reconfiguration, capital investment, and the renovation, building, or acquisition of state-owned space.

Section 255.25(4)(c), F.S.:

(c) Because the state has a substantial financial investment in state-owned buildings, it is legislative policy and intent that when state-owned buildings meet the needs of state agencies, agencies must fully use such buildings before leasing privately owned buildings. By September 15, 2006, the Department of Management Services shall create a 5-year plan for implementing this policy. The department shall update this plan annually, detailing proposed departmental actions to meet the plan’s goals, and shall furnish this plan annually as part of the master leasing report.

While DMS is responsible for overseeing private, other government and public-leased (FFP) facilities leases. The lack of an equally comprehensive framework for overseeing and managing the entire state-owned portfolio limits the potential benefits of Florida’s significant real estate investments.

DMS is the only state agency tasked, as part of its core mission, with facility leasing, operations, maintenance, and construction. In those roles, DMS has the fiduciary responsibility to provide the FFP with facilities that meet the various business and operational needs of state agencies at optimal pricing. Accordingly, it is the goal of DMS to deliver the best value for taxpayer dollars by maintaining high-occupancy levels in FFP buildings.

Forecasting Agency Space Needs

Business process efficiencies and the evolving service delivery needs of Floridians are changing the way that agencies do business. Population migration, workforce reductions, and agency funding impact how and where an agency operates. Each agency delivers unique services, impacting current and future space needs.

In accordance with section 255.249, F.S., agencies annually communicate to DMS all information regarding agency programs affecting the need for or use of agency space. Agencies are asked to include:

- A clear analysis of the current and future status of their leasing portfolio.
- The anticipated timing of events to facilitate co-location recommendations.
- The financial costs associated with the recommendations.
- Justification as to why the recommendations are in the best interest of the state.
- Any statutory, administrative rule or regulatory restrictions that prevent the consolidation of agency programs into the same space.

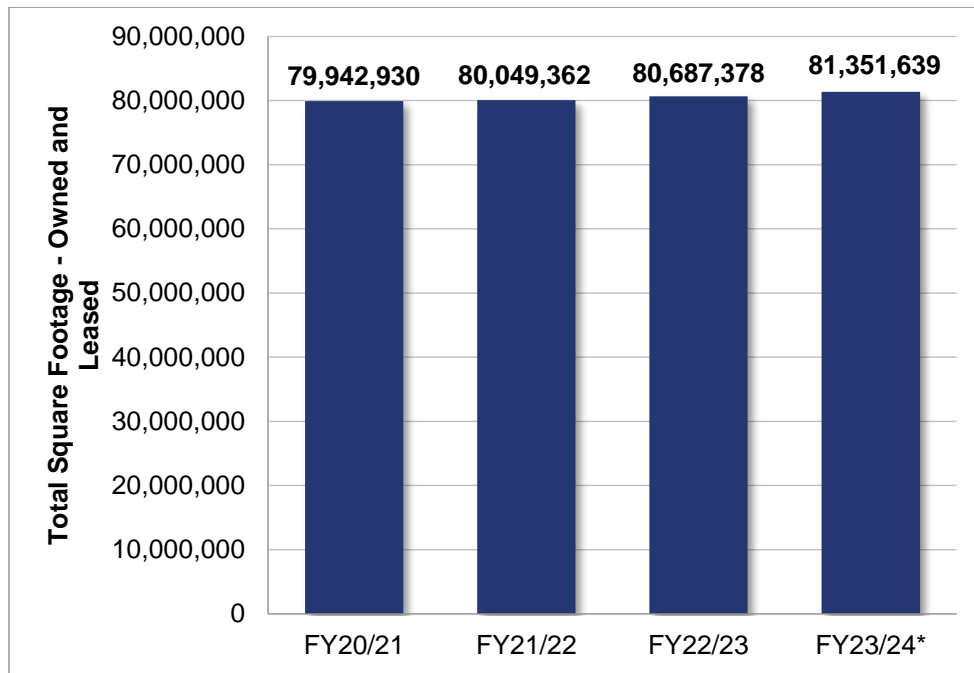
Information submitted by the agencies provides the foundational data used to identify the opportunities outlined in this report. The data helps DMS develop backfill scenarios for FFP vacancies, to identify co-location opportunities, and prioritize leases with the most potential for lease cost savings. The opportunities proposed in the plan consider agency goals, anticipated next lease actions, and business requirement justifications on why some leases can or cannot be consolidated or co-located.

FY 2022-2023 was the 12th year that agencies submitted facility information to the FITS component of FL-SOLARIS. For trending purposes, DMS used the data from the past four fiscal years to benchmark fluctuations in agency needs to better forecast changes in space needs and occupancy costs.

Historical data from multiple years is needed to establish a trend effectively. Forecasted results are expected to improve with time. DMS will continue to benchmark data for several years, helping better forecast individual agency needs in future years.

Figure 7 illustrates the change in space needs for all agencies between FYs 2020-2021, 2021-2022, 2022-2023 and forecasts the space needs for all agencies for FY 2023-2024. This forecast suggests that, should the recent trend continue, space needs for all agencies may increase by approximately 1% in FY 2023-2024.

Figure 7. Space Needs for All Agencies



* Note: Space requirement for FY 23/24 is a projection based on recent trends.

Opportunities for Cost Reductions Through Consolidation, Relocation, Reconfiguration, Capital Investment, Renovation, Building or Acquisition of State-Owned Space

DMS has identified the following opportunities to reduce the cost of occupancy and increase use of the state-owned FFP.

- Lease renegotiation effort.
- Optimization of state-owned space in the FFP.
- Implementation of an integrated facilities management system (IFMS).
- Downtown Tallahassee Comprehensive Study.

Figure 10. Overview of Five-Year Leasing Plan Strategies

2023 Strategic Leasing Plan Initiatives and Strategies				
2023	2024	2025	2026	2027
1. Lease Renegotiation Effort				
As required in Chapter 2023-240, Section 35				
2. Integrated Facilities Management System				
Implementation of the TRIRIGA Software Solution				
3. Real Estate Optimization				
Consolidation of Oversight and Operations				
Enhance Occupancy Management				
Leverage Spend on Operations and Maintenance Procurements				
Reduce Energy Consumption				
Maximize the Value of State-Owned Assets				
4. Downtown Tallahassee Comprehensive Study				
Long-term strategies for resolving existing and future issues in the downtown Tallahassee marketplace				

Strategic Leasing Plan Strategies

1. Lease Renegotiation Effort

DMS is working with state agencies and tenant brokers to renegotiate or re-procure all private leases for office and storage space that is in excess of 2,000 square feet and that expires between July 1, 2024, and June 30, 2026, with the goal of achieving cost savings in future years, as directed by section 35 of Chapter 2023-240, Laws of Florida. Leases meeting these criteria are listed in Appendix 3.

Tenant brokers are assisting DMS and state agencies with the lease negotiation effort by helping explore the possibility of co-location by reviewing the space needs of each agency and the length and terms of potential renewals or renegotiations. DMS continues to work with state agencies and tenant brokers to identify, review, and renegotiate existing lease contracts that meet the criteria of the law and to monitor and report savings that the state achieves.

Table 30 on page 49 provides a snapshot of all lease costs and total square footage by agency for FY 2021-2022 and FY 2022-2023. As depicted in Table 30, total square footage increased from FY 2021-2022 to FY 2022-2023 by 3.85%, and overall leasing costs increased over the same period by 5.45%.

Due to rising rents in all major markets in Florida (explained in further detail in the Market Analysis in the Master Leasing Report), there are diminishing returns from renegotiating leases at this time. Landlords are in a better position financially and are less likely to lower rates in a lease renegotiation.

DMS expects the trend of rising leasing rates to continue, and we will continue to encourage state agencies to minimize their square footage-per-FTE allocations and to co-locate with agencies that provide a similar mission to offset the rising rental rates across the state.

Section 35 of Chapter 2023-240, Laws of Florida:

Section 35. In order to implement appropriations used to pay existing lease contracts for private lease space in excess of 2,000 square feet in the 2023-2024 General Appropriations Act, the Department of Management Services, with the cooperation of the agencies having the existing lease contracts for office or storage space, shall use tenant broker services to renegotiate or reprocure all private lease agreements for office or storage space expiring between July 1, 2024, and June 30, 2026, in order to reduce costs in future years. The department shall incorporate this initiative into its 2023 master leasing report required under s. 255.249(7), Florida Statutes, and may use tenant broker services to explore the possibilities of collocating office or storage space, to review the space needs of each agency, and to review the length and terms of potential renewals or renegotiations. The department shall provide a report to the Executive Office of the Governor, the President of the Senate, and the Speaker of the House of Representatives by November 1, 2023, which lists each lease contract for private office or storage space, the status of renegotiations, and the savings achieved. This section expires July 1, 2024.

Table 30. Agency Lease Portfolio Square Footage*

Agency	Gross Square Footage Change			Agency Lease Cost Change		
	6/30/2022	6/30/2023	% Change	6/30/2022	6/30/2023	% Change
AG	79,974	83,548	4.47%	\$ 1,403,294.02	\$ 1,513,414.57	7.85%
AHCA	371,876	367,716	-1.12%	\$ 8,999,765.11	\$ 9,169,029.03	1.88%
APD	274,104	278,762	1.70%	\$ 2,373,721.96	\$ 2,612,166.15	10.05%
Citrus	15,428	15,428	0.00%	\$ 100,408.60	\$ 100,408.60	0.00%
CPIC	252,715	252,450	-0.10%	\$ 4,697,164.20	\$ 4,806,259.23	2.32%
DACS	387,644	547,481	41.23%	\$ 5,540,448.00	\$ 6,813,232.60	22.97%
DBPR	377,609	376,401	-0.32%	\$ 8,416,551.98	\$ 8,543,520.63	1.51%
DCF	1,410,648	1,416,662	0.43%	\$ 28,225,110.61	\$ 29,241,112.28	3.60%
DEA	132,280	132,280	0.00%	\$ 2,457,880.82	\$ 2,468,939.28	0.45%
DEO	192,474	142,177	-26.13%	\$ 4,434,689.62	\$ 2,779,674.63	-37.32%
DEP	561,805	589,026	4.85%	\$ 9,526,177.29	\$ 10,374,992.29	8.91%
DFS	748,420	729,362	-2.55%	\$ 14,214,028.12	\$ 13,790,466.17	-2.98%
DHSMV	302,630	305,991	1.11%	\$ 4,849,589.16	\$ 5,096,937.54	5.10%
DJJ	496,271	505,933	1.95%	\$ 9,964,000.97	\$ 10,646,544.65	6.85%
DLA	395,002	422,247	6.90%	\$ 10,466,202.01	\$ 10,976,842.76	4.88%
DMA	42,014	35,326	-15.92%	\$ 534,916.79	\$ 427,020.46	-20.17%
DMS	275,927	259,386	-5.99%	\$ 4,387,931.46	\$ 4,089,591.68	-6.80%
DOAH	131,225	112,549	-14.23%	\$ 2,784,908.31	\$ 2,443,088.01	-12.27%
DOE	698,753	710,894	1.74%	\$ 11,880,306.54	\$ 12,710,621.97	6.99%
DOH	1,263,217	1,218,221	-3.56%	\$ 21,643,477.61	\$ 23,427,013.54	8.24%
DOR	1,103,912	1,112,794	0.80%	\$ 24,381,184.44	\$ 24,763,850.21	1.57%
DOS	308,752	310,080	0.43%	\$ 4,510,695.30	\$ 4,526,885.01	0.36%
EOG	378,821	604,902	59.68%	\$ 5,530,345.40	\$ 7,589,978.74	37.24%
FCHR	12,111	9,789	-19.17%	\$ 208,066.98	\$ 168,175.02	-19.17%
FCOR	36,307	36,307	0.00%	\$ 506,403.50	\$ 507,042.60	0.13%
FDC	897,178	895,271	-0.21%	\$ 18,765,951.70	\$ 19,314,756.51	2.92%
FDLE	690,507	837,918	21.35%	\$ 11,560,216.11	\$ 15,692,506.15	35.75%
FDOT	77,052	85,102	10.45%	\$ 1,826,278.97	\$ 2,007,885.80	9.94%
FDVA	42,520	42,520	0.00%	\$ 372,685.74	\$ 372,685.72	0.00%
FSCJ	195,033	195,033	0.00%	\$ -	\$ -	
FSU	0	23,389	-	\$ -	\$ 401,823.02	-
FWCC	214,987	215,360	0.17%	\$ 3,543,751.73	\$ 3,644,009.18	2.83%
JUDICIAL	13,473	13,473	0.00%	\$ 231,448.95	\$ 231,448.95	0.00%
LEGIS	478,745	478,745	0.00%	\$ 7,169,640.76	\$ 7,169,640.76	0.00%
Lottery	217,885	224,080	2.84%	\$ 4,240,284.63	\$ 4,596,347.24	8.40%
MDC	890	890	0.00%	\$ 5,090.80	\$ 5,090.80	0.00%
NSA	3,715	3,715	0.00%	\$ 38,005.98	\$ 38,005.98	0.00%
OSCA	79,032	91,882	16.26%	\$ 1,343,088.36	\$ 1,535,838.36	14.35%
PERC	11,560	11,560	0.00%	\$ 157,447.20	\$ 157,447.20	0.00%
POLKSC	25,000	25,000	0.00%	\$ 225,000.00	\$ 225,000.00	0.00%
PSC	108,680	102,727	-5.48%	\$ 1,902,748.67	\$ 1,764,849.35	-7.25%
TCC	4,200	4,200	0.00%	\$ 63,756.00	\$ 63,756.00	0.00%
UF	3,152	0	-100.00%			
USF	2,618	2,618	0.00%	\$ 44,977.23	\$ 44,977.23	0.00%
VALC	6,971	6,971	0.00%	\$ 33,588.83	\$ 33,588.83	0.00%
Total	13,323,117	13,836,166	3.85%	\$ 243,615,381.81	\$ 256,886,464.71	5.45%

* Includes all reported agency leases as of 6/30/2023.

Note: This table represents lease obligations as of 6/30/2023 and is not meant to represent or track actual lease payments made by agencies. Final number may not equal 100% due to rounding.

2. Integrated Facilities Management System

DMS has implemented an Integrated Facilities Management System (IFMS), known as TRIRIGA, to replace its Facilities Accountability and Communications Tool (FACT) system. The FACT system lacked defined standards in architecture, security, integration, documentation, and data organization, omissions that resulted in data gaps and data integrity issues. The replacement system interfaces with FL-SOLARIS FITS.

TRIRIGA is a web-based system that combines long-term management, tracking, and reporting functions. Other components include the following:

- Facilities inventory tracking (portfolio)
- Lease administration
- Preventive and work order maintenance (O&M)
- Paid parking administration
- Budget management
- Project management for capital projects

The robust capabilities of the TRIRIGA system enhance DMS' ability to monitor and track state of Florida leases in private facilities. This enhanced capability will increase the capacity to forecast agencies' space needs and future costs.

3. Real Estate Optimization

Currently, 21 different state agencies own or manage 13,409 facilities totaling 67,464,838 square feet. State agencies have also entered 1,051 private-sector or other governmental leases for a total of 7,678,814 square feet. The State's real estate portfolio is decentralized and managed differently across agencies, creating little consistency in the staffing, management, and operations of agency real estate programs. This decentralization limits the State's ability to realize strategic goals and cost-saving initiatives.

The sections below provide some high-level benefits of a more centralized approach to managing the state of Florida's real estate property assets. These benefits include the following:

- Consolidation of oversight and operations
- Enhanced occupancy management
- Leveraged spend on operations and maintenance procurements
- Reduced energy consumption
- Maximization of the value of state-owned assets

A. Consolidation of Oversight and Operations

Standardization of the oversight and management of the State's real estate portfolio would fully maximize savings through its real estate assets. Having a single, comprehensive real estate portfolio management service for all state-owned facilities would support the establishment of a consistent, holistic approach to managing, maintaining, and protecting state-owned real estate assets beyond the private, FFP, and other government lease

portfolio. Standardized oversight and management increases efficiencies and lowers costs through several mechanisms such as leveraged spend, densification of state buildings, and reduced energy costs. Building maintenance, repairs, and investments can be assessed for long-term cost effectiveness and prioritized to ensure that the expenditure benefits the state and further maximizes efficiencies. Best practices that create optimal work environments should be applied across the portfolio to create well-maintained, efficient buildings.

The State's portfolio would include better-quality assets because buildings would be assessed, maintained, monitored, and measured consistently. Inefficient and under-utilized assets would be removed from the inventory, lowering costs and reducing backlogs of deferred maintenance, as well as potentially providing some funding to the state from the liquidation of the assets. Vacant space would be cross-referenced with agency needs to fill state-owned space and further reduce the need for private leases. Where possible, space could be consolidated to reduce private-sector lease costs further.

B. Enhanced Occupancy Management

The real estate portfolio could be further optimized through a standard, holistic approach to managing occupancy in all state-owned and state-leased facilities beyond those for which DMS currently has oversight authority. The portfolio footprint could be further optimized by standardizing space allocation metrics within all agency-occupied space and providing recommended space configurations. Vacancies in state-owned facilities beyond the FFP can be included in the development of backfill strategies to further decrease private-lease costs.

One long-term strategy for efficient workplaces is exploring options for various alternative office concepts. Long-standing space-allocation methodologies have frequently resulted in hard-walled offices that are counterintuitive to industry trends of a more open and collaborative office environment. Creative solutions are becoming popular in both private and public sectors in reaction to constricted funding, the viability of technology to support mobility, changing workforce preferences, and the versatility of space necessary to meet rapidly changing business needs. Several primary alternative workplace strategies include the following:

- **Telecommuting:** Mobile work in which employees consistently use multiple spaces both inside and outside the office.
- **Hoteling:** Temporary workspace assignments in which employees reserve their spots for a specified period through a manual or automated reservation system.
- **Satellite offices:** Smaller geographically dispersed business offices located for greater employee and customer convenience.
- **Results-oriented work environment:** Flexible work environment that extends beyond traditional telecommuting to one that is solely performance-based, not time-based.

Full implementation of a statewide alternative office solution would significantly reduce the need for office space. To be successful, the initiative would require full support from human resources, information technology, and facilities management. Implementing a strategy to

optimize and reconfigure state-occupied space to be more open, collaborative, and flexible ensures that agencies fully utilize existing assets prior to entering additional private leases.

C. Leveraged Spend on Operations and Maintenance Procurements

The decentralized model means that agencies independently purchase supplies for the maintenance of their buildings, such as air filters, light bulbs, and paper towels. Aggregating the purchasing power of facilities-related procurements across the state's entire real estate portfolio would create economies of scale.

D. Reduced Energy Consumption

In addition to making buildings functional, durable, and maintainable, DMS is charged with making those buildings energy efficient. Several strategies, when applied across the state's portfolio, could significantly reduce energy costs by:

- Streamlining performance contracting and developing shared savings contracts.
- Reducing utility rates through structure, analysis, and oversight.
- Re-prioritizing capital-improvement requests to maximize energy savings (life-cycle costs).

DMS has adopted the Leadership in Energy and Environmental Design (LEED) rating system from United States Green Building Council's for FFP construction and renovation projects. DMS goes even further by evaluating life-cycle costs. Through the Florida Life-Cycle Cost Analysis Program, state agencies can now easily separate fact from perception when evaluating potential building design options.

Enhanced energy efficiency can often dramatically improve the cost effectiveness of a building, but it takes a life-cycle cost analysis to prove which options are truly cost effective. Determining the total cost to own, operate, maintain, and replace building systems over the long term (i.e., the total life-cycle cost) is crucial to making good decisions. DMS applies this technique to all construction projects, including renovation projects that address major energy-consuming equipment in existing buildings.

E. Maximizing the Value of State-Owned Assets

Real estate assets are a significant investment for the State. Assets that are underused or inefficient or ones that have exceeded their useful life should be considered for disposition. Assets that are considered sustainable should be renovated as needed to increase and maximize operational and space configuration efficiencies.

More research is required to develop a business case that supports any recommendation to purchase assets in areas where the state has a high volume of privately leased square footage. Preliminary data analysis indicates that the counties shown in Table 31 are candidates for further market research to determine the availability and cost of a potential acquisition.

Table 31. Six Largest Counties for Private-Leased Space by Space Type

Conditioned Storage		Medical Care		Unconditioned Storage	
County	Square Footage	County	Square Footage	County	Square Footage
Orange	221,906	Duval	21,852	Polk	192,063
Leon	34,833	Broward	21,849	Leon	55,637
Santa Rosa	4,000	Miami-Dade	6,331	Orange	27,000
Lee	1,604	Lake	3,000	Escambia	16,670
Sumter	1,250	Pinellas	2,661	Seminole	8,760
		Polk	2,580	Pinellas	7,077

Not Otherwise Classified		Office		Food Services	
County	Square Footage	County	Square Footage	County	Square Footage
Leon	57,117	Leon	1,863,927	Palm Beach	200
Osceola	6,683	Duval	423,636	Escambia	125
Broward	4,734	Miami-Dade	410,155		
Gadsden	4,200	Broward	350,485		
Brevard	2,176	Hillsborough	342,166		
Monroe	1,200	Orange	271,166		

Labs		Agricultural	
County	Square Footage	County	Square Footage
Pinellas	1,430	Gilchrist	123,896

4. Leon County Portfolio Leasing Strategy

DMS is continually reviewing and updating its leasing strategy for Leon County. The goal of a periodic review is to identify implementable long-term strategies that will optimize the State’s real property portfolio to save money and enhance operational efficiencies. DMS has commissioned different studies in the past to examine this issue, the last of which was the 2022 Downtown Development Assessment prepared by Architects Lewis and Whitlock and Savills.

The State has continued to reduce its private office leased portfolio by 15.70% between 2012 and 2023. Because of the average age of the State’s Tallahassee owned buildings (greater than 50 years), inefficient floor plans, staff reductions, and other factors, the average occupancy of public buildings is approximately 204 SF/FTE. This compares with a targeted DMS leasing standard of 180 SF/FTE. By reinvesting, the state can better use space.

Strategy

According to the Downtown Development Assessment Study completed by Architects Lewis and Whitlock and Savills in 2022, the State is embarking on a consolidated state-employee campus approach with the aim of consolidating agency locations, reducing annual operating costs, increasing operational efficiency, and creating enhanced work environments to

achieve these aims the assessment recommended a multiphase strategy which involves recommending:

- Reducing the state footprint in the downtown Tallahassee area by decommissioning (17 facilities) and injecting new vibrancy by releasing eight city blocks for public and private development.
- Developing more than half a million square feet of new, innovative, and efficient administrative facilities at their Capital Circle Office Center (CCOC) and Conner Boulevard Property.
- Renovating, both programmatically and physically, downtown buildings that are strategically located near the State of Florida Capitol Complex.
- Fostering a profound connection between the City of Tallahassee, universities, and the private sector in downtown Tallahassee.

Appendix: Definitions

Central Business District (CBD) – Typically the market area that covers the primary downtown submarket.

Department – The Department of Management Services (DMS)

Florida Facilities Pool (FFP) – DMS has statutory oversight of the construction, leasing, and operations of 112 buildings in the FFP. The FFP includes both revenue-producing facilities in which space is leased and special-purpose, non-revenue-producing facilities such as parking structures, central energy plants, monuments, and the Historic Capitol.

Other Government Leases – State agency leases for space with other governmental entities. These are typically with federal or local government organizations.

Other Government Lease examples: The lease between the Department of Military Affairs and the United States Army National Guard for Camp Blanding or the lease between the Department of Agriculture and Consumer Services with Columbia County for an aircraft hangar.

Private Leases – Leases for space by the state agencies in privately owned buildings. These leases are subject to DMS leasing oversight. State agencies and organizations not under DMS purview include the Florida College System, the Statewide Board of Governors, and the water management districts.

Private Lease example: The lease between DCF and Midtown Centre, LLC, for office space in Jacksonville.

Public Leases – Leases between DMS and state agencies for space in the FFP.

Example: Lease between DMS and DCF for space in the Rohde Building in Miami.

Tenant Broker – A private real estate broker or brokerage firm licensed to do business in this state, under contract with the department to provide real estate transaction, portfolio management, and strategic planning services for state agencies.

Appendix: Common Acronyms and Abbreviations

Abbreviation	Definition
AG	Auditor General
AHCA	Agency for Health Care Administration
APD	Agency for Persons with Disabilities
CPIC	Citizens Property Insurance Corporation
DACS	Department of Agriculture and Consumer Services
DBPR	Department of Business and Professional Regulation
DCF	Department of Children and Families
DEA	Department of Elder Affairs
DEO	Department of Economic Opportunity
DEM	Division of Emergency Management
DEP	Department of Environmental Protection
DFS	Department of Financial Services
DHSMV	Department of Highway Safety and Motor Vehicles
DJJ	Department of Juvenile Justice
DLA	Department of Legal Affairs
DMA	Department of Military Affairs
DMS	Department of Management Services
DOAH	Division of Administrative Hearings
DOE	Department of Education
DOH	Department of Health
DOR	Department of Revenue
DOS	Department of State
EFSC	Eastern Florida State College
EOG	Executive Office of the Governor
FCHR	Florida Commission on Human Relations
FCOR	Florida Commission on Offender Review
FDC	Florida Department of Corrections
FDLE	Florida Department of Law Enforcement
FDOC	Florida Department of Citrus
FDOT	Florida Department of Transportation
FDVA	Florida Department of Veterans' Affairs
FFP	Florida Facilities Pool
FL-SOLARIS	Florida State-owned Lands and Records Information System
FSCJ	Florida State College at Jacksonville
FSU	Florida State University
FWCC	Florida Fish and Wildlife Conservation Commission
JUDICIAL	Judicial Branch
LEGIS	Florida Legislature
Lottery	Department of Lottery
MDC	Miami Dade College
MTM	Month To Month
NOC	Not otherwise classified
NSA	Non-State Agency (example: Avis or Embarq)
NWFWMD	Northwest Florida Water Management District
OSCA	Office of the State Courts Administrator
PERC	Public Employees Relations Commission
POLKSC	Polk State College
PSC	Public Service Commission
SBA	State Board of Administration
SFWMD	South Florida Water Management District
SJRSC	St. Johns River State College
SWFWMD	Southwest Florida Water Management District
TCC	Tallahassee Community College
USF	University of South Florida
UF	University of Florida
VALC	Valencia College

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2023	Office	1140070	32025	2,283	\$ 19.30	\$ 44,061.90
Polk County	Private	Polk	Lakeland	FL	AG	7/31/2023	Office	1140051	33813	1,552	\$ 19.75	\$ 30,652.00
Orlando Market	Private	Orange	Maitland	FL	AG	8/31/2024	Office	1140066	32751	2,292	\$ 23.53	\$ 53,930.76
Tampa Market	Private	Hillsborough	Tampa	FL	AG	8/31/2024	Office	1140068	33607	4,000	\$ 30.05	\$ 120,200.00
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2025	Office	1140062	32447	2,657	\$ 16.98	\$ 45,115.86
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2025	Office	6700020	34785	7,594	\$ 20.80	\$ 157,955.10
Tallahassee Market	Private	Leon	Tallahassee	FL	CPIC	9/30/2024	Conditioned Storage	9000017	32303	1,996	\$ 3.90	\$ 7,784.40
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DACS	2/28/2023 *	Office	4200435	33445	1,255	\$ 29.00	\$ 36,395.00
Ft. Lauderdale Market	Private	Broward	Davie	FL	DACS	3/31/2023 *	Office	4200468	33314	1,925	\$ 25.77	\$ 49,607.25
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	4/30/2023 *	Office	4200489	34972	1,192	\$ 17.48	\$ 20,836.16
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	6/30/2023	Office	4200432	32256	4,378	\$ 21.38	\$ 93,601.64
Levy County	Government (Others) - DMS	Levy	Bronson	FL	DACS	9/30/2023	Office	4200483	32621	168	\$ 10.71	\$ 1,799.28
Collier County	Private	Collier	Naples	FL	DACS	10/31/2023	Office	4200389	34109	855	\$ 26.57	\$ 22,717.35
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DACS	10/31/2023	Office	4200498	33873	700	\$ 10.00	\$ 7,000.00
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DACS	10/31/2023	Office	4200466	32547	3,394	\$ 22.07	\$ 74,905.58
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	11/30/2023	Office	4200437	34974	3,525	\$ 20.25	\$ 71,381.25
Manatee County	Government (Others) - DMS	Manatee	Palmetto	FL	DACS	12/12/2023	Office	4209046	34221	1,743	\$ -	\$ -
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	12/31/2023	NOC	4200426	34604	1,237	\$ 3.97	\$ 4,914.60
Hendry County	Government (Others) - DMS	Hendry	Labelle	FL	DACS	2/29/2024	Office	4200469	33935	120	\$ 18.26	\$ 2,191.20
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/29/2024	Office	4200474	34221	2,047	\$ 19.57	\$ 40,059.78
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	DACS	3/31/2024	Office	4200514	32301	9,842	\$ 21.00	\$ 206,682.00
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DACS	7/29/2024	Office	4209042	32221	1,800	\$ -	\$ -
Daytona Market	Private	Volusia	Holly Hill	FL	DACS	9/30/2024	Office	4200507	32117	332	\$ 19.06	\$ 6,327.92
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	9/30/2024	Office	4200493	32308	5,989	\$ 31.96	\$ 191,408.40
Tampa Market	Private	Pinellas	Clearwater	FL	DACS	10/14/2024	Office	4200320	34620	3,841	\$ 23.74	\$ 91,185.34
Highlands County	Government (Others) - DMS	Highlands	Avon Park	FL	DACS	10/31/2024	Office	4200390	33382	320	\$ 18.71	\$ 5,987.20
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	DACS	12/31/2024	NOC	4209036	32310	16,659	\$ -	\$ -
Charlotte County	Government (Others) - DMS	Charlotte	Port Charlotte	FL	DACS	2/28/2025	Office	4200465	33980	411	\$ 12.50	\$ 5,137.50
Orlando Market	Private	Orange	Apopka	FL	DACS	4/9/2025	Office	4200317	32703	2,790	\$ 22.30	\$ 62,217.00
DeSoto County	Government (Others) - DMS	DeSoto	Arcadia	FL	DACS	4/30/2025	Office	4200446	34266	648	\$ 16.50	\$ 10,692.00
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	1,759	\$ 19.00	\$ 33,420.99
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	1,344	\$ 20.50	\$ 27,552.00
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	6,215	\$ 19.00	\$ 118,085.00
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	4,669	\$ 19.05	\$ 88,944.45
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DACS	6/30/2025	Office	4200497	33324	6,864	\$ 32.87	\$ 225,619.68
Gilchrist County	Private	Gilchrist	Trenton	FL	DACS	6/30/2025	Agricultural	4209047	32693	123,896	\$ 4.04	\$ 500,000.04
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	6/30/2025	Office	4200520	32301	15,651	\$ 21.00	\$ 328,671.00
Manatee County	Private	Manatee	Bradenton	FL	DBPR	6/30/2023	Office	7909034	33870	120	\$ -	\$ -
Palm Beach Market	Private	Palm Beach	Belle Glade	FL	DBPR	7/31/2024	Office	7900096	33430	430	\$ 21.63	\$ 9,300.90

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Panama City Market	Private	Bay	Panama City Beach	FL	DBPR	7/31/2024	Office	7900101	32407	4,256	\$ 24.76	\$ 105,378.56
Ft. Lauderdale Market	Private	Broward	Margate	FL	DBPR	10/31/2024	Office	7900109	33063	16,827	\$ 22.82	\$ 383,992.14
Greater Miami Market	Private	Miami-Dade	Miami	FL	DBPR	10/31/2024	Unconditioned Storage	7900103	33145	3,045	\$ 10.77	\$ 32,794.65
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Coconut Grove	FL	DCF	12/31/2017 *	Office	5903066	33133	1,230	\$ 4.13	\$ 5,079.90
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	2/28/2021 *	Office	5902847	32207	16,199	\$ 18.12	\$ 293,525.88
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DCF	3/31/2023 *	Office	5909046	33157	12,066	\$ -	\$ -
Monroe County	Private	Monroe	Key West	FL	DCF	8/31/2023	Office	5903074	33040	3,507	\$ 34.45	\$ 120,816.15
Monroe County	Government (Others) - DMS	Monroe	Tavernier	FL	DCF	9/30/2023	Office	5909079	33070	500	\$ -	\$ -
Bradford County	Private	Bradford	Starke	FL	DCF	10/31/2023	Office	5903050	32091	2,700	\$ 24.48	\$ 66,096.00
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2023	Office	5903096	33873	2,200	\$ 19.91	\$ 43,802.00
Marion County	Private	Marion	Ocala	FL	DCF	10/31/2023	Office	5903103	34474	36,514	\$ 22.50	\$ 821,565.00
Nassau County	Private	Nassau	Yulee	FL	DCF	10/31/2023	Office	5903144	32097	1,377	\$ 28.95	\$ 39,864.15
Citrus County	Government (Others) - DMS	Citrus	Lecanto	FL	DCF	11/30/2023	Office	5903141	34461	4,624	\$ 12.50	\$ 57,800.00
Flagler County	Private	Flagler	Bunnell	FL	DCF	11/30/2023	Office	5903115	32110	4,614	\$ 16.00	\$ 73,824.00
Putnam County	Private	Putnam	Palatka	FL	DCF	1/28/2024	Office	5903064	32177	5,456	\$ 23.41	\$ 127,724.90
Daytona Market	Private	Volusia	Deland	FL	DCF	1/31/2024	Office	5903082	32720	7,700	\$ 22.26	\$ 171,402.00
Seminole County	Private	Seminole	Sanford	FL	DCF	1/31/2024	Office	5903124	32773	1,999	\$ 19.50	\$ 38,980.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	1/31/2024	Office	5903125	32303	9,702	\$ 18.46	\$ 179,098.92
Marion County	Private	Marion	Ocala	FL	DCF	2/29/2024	Office	5903149	34470	920	\$ 21.00	\$ 19,320.00
Gainesville Market	Private	Alachua	Gainesville	FL	DCF	3/31/2024	Office	5903150	32609	26,600	\$ 18.04	\$ 479,864.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2024	Office	5903172	32208	640	\$ 10.00	\$ 6,400.00
Lake County	Private	Lake	Tavares	FL	DCF	3/31/2024	Office	5903143	32778	15,000	\$ 22.00	\$ 330,000.00
Levy County	Private	Levy	Chiefland	FL	DCF	3/31/2024	Office	5903085	32644	4,756	\$ 16.50	\$ 78,474.00
Polk County	Private	Polk	Lake Wales	FL	DCF	3/31/2024	Office	5902539	33853	7,422	\$ 23.19	\$ 172,116.18
Polk County	Government (Others) - DMS	Polk	Bartow	FL	DCF	4/30/2024	Conditioned Storage	5903154	33831	1,795	\$ 5.11	\$ 9,172.45
Charlotte County	Private	Charlotte	Port Charlotte	FL	DCF	5/31/2024	Office	5903142	33948	3,189	\$ 28.25	\$ 90,089.25
Manatee County	Private	Manatee	Bradenton	FL	DCF	5/31/2024	Office	5903065	34205	3,500	\$ 28.42	\$ 99,470.00
Suwannee County	Private	Suwannee	Live Oak	FL	DCF	5/31/2024	Office	5903102	32064	2,761	\$ 24.58	\$ 67,865.38
Brevard County	Private	Brevard	Rockledge	FL	DCF	6/30/2024	Office	5903037	32958	1,662	\$ 24.81	\$ 41,234.22
Collier County	Private	Collier	Immokalee	FL	DCF	6/30/2024	Office	5903121	34142	3,750	\$ 31.85	\$ 119,437.50
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DCF	7/31/2024	Office	5903148	33483	657	\$ 37.80	\$ 24,834.60
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	7/31/2024	Unconditioned Storage	5903090	32507	13,170	\$ 6.79	\$ 89,424.30
Hendry County	Private	Hendry	Labelle	FL	DCF	8/16/2024	Office	5903035	33935	1,100	\$ 23.20	\$ 25,520.00
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DCF	10/31/2024	Office	5903137	33813	4,999	\$ 35.35	\$ 176,714.65
Polk County	Private	Polk	Bartow	FL	DCF	10/31/2024	Office	5903159	33830	16,000	\$ 28.50	\$ 456,000.00
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	DCF	1/31/2025	Office	5903106	32084	3,453	\$ 23.64	\$ 81,628.92
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2025	Office	5903068	32907	8,372	\$ 16.50	\$ 138,138.00
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	5/31/2025	Office	5902971	32570	2,023	\$ 13.34	\$ 26,986.82
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2025	Office	5903057	34972	2,800	\$ 23.18	\$ 64,904.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	6/30/2025	Office	5903104	32312	1,703	\$ 22.59	\$ 38,470.77
Gulf Breeze County	Private	Santa Rosa	Gulf Breeze	FL	DEA	8/31/2023	Office	6500066	32561	3,102	\$ 24.22	\$ 75,130.44
Marion County	Private	Marion	Ocala	FL	DEA	12/31/2023	Office	6500043	34470	3,150	\$ 22.63	\$ 71,284.56

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	6/30/2025	Unconditioned Storage	4000034	32311	9,998	\$ 5.30	\$ 52,989.40
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DEP	10/31/2024	Office	3700234	33406	17,653	\$ 21.82	\$ 385,188.48
Santa Rosa County	Private	Santa Rosa	Pace	FL	DFS	10/31/2023	Conditioned Storage	4300192	32571	4,000	\$ 11.82	\$ 47,280.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	12/31/2023	Office	4300191	32303	19,285	\$ 17.75	\$ 342,308.75
Polk County	Private	Polk	Lake Wales	FL	DFS	1/31/2024	Office	4300158	33859	7,976	\$ 17.96	\$ 143,248.96
Manatee County	Government (Others) - DMS	Manatee	Sarasota	FL	DFS	3/31/2024	Office	4309012	34243	200	\$ -	\$ -
Greater Miami Market	Private	Miami-Dade	Doral	FL	DFS	5/31/2024	Office	4300193	33166	3,572	\$ 39.35	\$ 140,558.10
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2025	Office	4300176	32547	1,847	\$ 17.00	\$ 31,398.99
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	2/28/2025	Office	4300199	32504	4,475	\$ 20.68	\$ 92,543.00
Taylor County	Government (Others) - DMS	Taylor	Perry	FL	DFS	2/28/2025	Office	4309005	32348	110	\$ -	\$ -
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	4/30/2025	Office	4300198	32504	4,999	\$ 34.00	\$ 169,966.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2025	Office	4300203	32308	43,791	\$ 22.75	\$ 996,245.25
Tampa Market	Private	Hillsborough	Tampa	FL	DFS	4/30/2025	Office	4300200	33637	14,319	\$ 23.49	\$ 336,353.31
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DFS	6/30/2025	Office	4300204	33313	7,891	\$ 18.50	\$ 145,983.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	6/30/2025	Unconditioned Storage	4300097	32301	2,955	\$ 5.95	\$ 17,582.25
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2023	NOC	7600538	33431	1,003	\$ 10.17	\$ 10,200.51
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	8/19/2023	Office	7600504	33147	6,236	\$ 31.64	\$ 197,307.04
Ft. Lauderdale Market	Private	Broward	Margate	FL	DHSMV	10/30/2023	Office	7600532	33063	10,943	\$ 34.99	\$ 382,895.57
Charlotte County	Government (Others) - DMS	Charlotte	Punta Gorda	FL	DHSMV	5/21/2024	Office	7609056	33950	100	\$ -	\$ -
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	5/31/2024	Office	7600521	33166	4,999	\$ 40.00	\$ 199,960.00
Polk County	Private	Polk	Lakeland	FL	DHSMV	5/31/2024	Unconditioned Storage	7600576	33811	2,021	\$ 4.07	\$ 8,225.47
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DHSMV	10/23/2024	Office	7600539	33426	3,928	\$ 24.30	\$ 95,450.40
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	DHSMV	12/31/2024	Unconditioned Storage	7600570	34946	1,000	\$ 5.99	\$ 5,990.00
Greater Miami Market	Private	Miami-Dade	Hialeah Gardens	FL	DHSMV	2/28/2025	Office	7600543	33018	10,651	\$ 35.54	\$ 378,536.54
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2023	Office	8000365	32327	665	\$ 16.25	\$ 10,806.24
DeSoto County	Private	DeSoto	Arcadia	FL	DJJ	8/31/2023	Office	8000412	34266	1,920	\$ 28.11	\$ 53,971.20
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2023	Office	8000403	32207	2,804	\$ 16.50	\$ 46,266.00
Monroe County	Private	Monroe	Islamorada	FL	DJJ	10/31/2023	Office	8000270	33036	1,400	\$ 23.50	\$ 32,900.00
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2024	Office	8000369	33935	826	\$ 20.40	\$ 16,850.40
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2024	Office	8000426	33830	11,362	\$ 19.60	\$ 222,695.20
Okaloosa County	Private	Okaloosa	Crestview	FL	DJJ	7/31/2024	Office	8000396	32536	2,967	\$ 23.00	\$ 68,241.00
Brevard County	Private	Brevard	Melbourne	FL	DJJ	9/30/2024	Office	8000282	32935	7,374	\$ 23.59	\$ 173,952.66
Brevard County	Private	Brevard	Titusville	FL	DJJ	10/31/2024	Office	8000383	32780	5,904	\$ 15.48	\$ 91,393.92
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2024	Office	8000349	32097	2,200	\$ 24.95	\$ 54,890.00
Osceola County	Private	Osceola	Kissimmee	FL	DJJ	10/31/2024	Office	8000425	34741	5,137	\$ 23.87	\$ 122,620.19
Collier County	Private	Collier	Naples	FL	DJJ	11/30/2024	Office	8000332	31112	1,613	\$ 23.11	\$ 37,276.43
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	11/30/2024	Office	8000402	33619	4,323	\$ 25.25	\$ 109,155.75
Tampa Market	Private	Pinellas	Clearwater	FL	DJJ	2/28/2025	Office	8000430	33760	3,124	\$ 18.04	\$ 56,356.96
Pasco County	Private	Pasco	Dade City	FL	DJJ	3/31/2025	Office	8000308	33523	2,456	\$ 22.50	\$ 55,260.00
Flagler County	Private	Flagler	Palm Coast	FL	DJJ	4/30/2025	Office	8000391	32137	1,031	\$ 13.25	\$ 13,660.75
Daytona Market	Private	Volusia	Daytona Beach	FL	DLA	12/31/2024	Office	4100138	32118	11,882	\$ 23.60	\$ 280,415.20
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2025	Office	4100137	33607	50,493	\$ 27.56	\$ 1,391,587.00

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Brevard County	Private	Brevard	Titusville	FL	DMA	7/31/2023	Office	6200062	32780	7,088	\$ 8.40	\$ 59,512.90
Clay County	Private	Clay	Orange Park	FL	DMA	12/31/2023	Office	6200064	32073	1,500	\$ 33.76	\$ 50,640.00
Tampa Market	Private	Hillsborough	Tampa	FL	DMA	12/31/2023	Office	6200063	33618	1,396	\$ 18.90	\$ 26,384.40
Flagler County	Government (Others) - DMS	Flagler	Palm Coast	FL	DMA	8/31/2024	NOC	6200060	32164	19,000	\$ 12.15	\$ 230,830.80
Tampa Market	Government (Others) - DMS	Pinellas	St. Petersburg	FL	DOAH	10/31/2023	Office	7200181	33701	6,004	\$ 20.25	\$ 121,581.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DOAH	3/31/2024	Office	7200122	32118	2,909	\$ 19.67	\$ 57,220.03
Southwest Market	Private	Lee	Fort Myers	FL	DOAH	8/31/2024	Office	7200154	33966	7,097	\$ 26.52	\$ 188,212.44
Tallahassee Market	Private	Leon	Tallahassee	FL	DOAH	12/31/2024	Office	7200171	32301	34,722	\$ 16.50	\$ 572,913.00
Lake County	Private	Lake	Leesburg	FL	DOE	5/31/2023 *	Office	4800880	34788	2,160	\$ 26.00	\$ 56,160.00
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2023	Office	4800647	34142	618	\$ 35.16	\$ 21,728.88
Manatee County	Private	Manatee	Palmetto	FL	DOE	7/31/2023	Office	4800790	34221	6,233	\$ 20.50	\$ 127,776.50
Polk County	Private	Polk	Lakeland	FL	DOE	7/31/2023	Office	4800769	33801	2,265	\$ 27.00	\$ 61,155.00
Okaloosa County	Private	Okaloosa	Crestview	FL	DOE	8/31/2023	Office	4800872	32536	1,438	\$ 26.98	\$ 38,797.24
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2024	Office	4800786	33126	8,629	\$ 36.00	\$ 310,644.00
Brevard County	Private	Brevard	Cocoa	FL	DOE	2/29/2024	Office	4800794	32922	3,420	\$ 23.61	\$ 80,746.20
Brevard County	Private	Brevard	Melbourne	FL	DOE	3/31/2024	Office	4800774	32904	3,402	\$ 24.28	\$ 82,600.56
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DOE	5/31/2024	Office	4800797	33487	3,451	\$ 22.96	\$ 79,234.96
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2024	Office	4800852	34787	3,818	\$ 29.71	\$ 113,432.70
St. Johns County	Private	St. Johns	St. Augustine	FL	DOE	6/30/2024	Office	4800782	32086	3,500	\$ 29.00	\$ 101,500.00
Tampa Market	Private	Hillsborough	Plant City	FL	DOE	7/31/2024	Office	4800829	33563	1,507	\$ 25.34	\$ 38,187.38
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DOE	8/31/2024	Office	4800845	32548	3,214	\$ 26.23	\$ 84,303.22
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	11/30/2024	Office	4800891	33176	3,584	\$ 35.02	\$ 125,511.68
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DOE	12/31/2024	Food Services	4809096	33131	50	\$ -	\$ -
Martin County	Private	Martin	Stuart	FL	DOE	12/31/2024	Office	4800841	34994	2,500	\$ 28.41	\$ 71,025.00
Marion County	Private	Marion	Ocala	FL	DOE	3/31/2025	Office	4800678	34478	8,750	\$ 18.25	\$ 159,687.50
Clay County	Private	Clay	Orange Park	FL	DOE	5/31/2025	Office	4800873	32073	4,482	\$ 27.50	\$ 123,255.00
Dixie County	Private	Dixie	Old Town	FL	DOE	6/30/2025	Office	4800860	32680	1,400	\$ 16.25	\$ 22,750.00
Panama City Market	Private	Bay	Panama City	FL	DOE	6/30/2025	Office	4800838	32401	4,951	\$ 19.50	\$ 96,544.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	6/30/2025	Unconditioned Storage	4800600	32311	10,000	\$ 7.83	\$ 78,300.00
Orlando Market	Private	Orange	Orlando	FL	DOH	7/31/2023	Conditioned Storage	6400406	32811	4,988	\$ 16.25	\$ 81,055.00
Southwest Market	Private	Lee	Lehigh Acres	FL	DOH	7/31/2023	Office	6400405	33971	4,800	\$ 15.09	\$ 72,432.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOH	11/30/2023	Medical care	6400366	33165	2,731	\$ 28.50	\$ 77,833.50
Palm Beach Market	Government (Others) - DMS	Palm Beach	Greenacres	FL	DOH	11/30/2023	Office	6400409	33463	10,857	\$ 22.72	\$ 246,671.04
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	12/31/2023	Office	6400432	33317	4,300	\$ 18.72	\$ 80,496.00
Orlando Market	Private	Orange	Winter Garden	FL	DOH	12/31/2023	Medical care	6400388	34787	2,197	\$ 8.15	\$ 17,905.55
Orlando Market	Private	Orange	Orlando	FL	DOH	12/31/2023	Office	6400442	32835	6,985	\$ 30.00	\$ 209,550.00
Greater Miami Market	Private	Miami-Dade	Doral	FL	DOH	2/29/2024	Office	6400336	33166	4,862	\$ 38.83	\$ 188,791.46
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	3/31/2024	Medical care	6400305	32208	6,855	\$ 19.17	\$ 131,410.35
Seminole County	Private	Seminole	Sanford	FL	DOH	9/30/2024	Unconditioned Storage	6400369	32771	6,600	\$ 9.90	\$ 65,340.00
Palm Beach Market	Private	Palm Beach	Jupiter	FL	DOH	1/31/2025	Office	6400377	33477	3,686	\$ 26.43	\$ 97,420.98
Polk County	Private	Polk	Lakeland	FL	DOH	2/28/2025	Medical care	6400229	33803	2,580	\$ 14.89	\$ 38,416.20
Pensacola Market	Private	Escambia	Pensacola	FL	DOH	3/31/2025	Office	6400415	32504	1,435	\$ 18.50	\$ 26,547.50
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	5/31/2025	NOC	6400403	32303	19,098	\$ 16.04	\$ 306,331.92
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	5/31/2025	NOC	6400403	32303	22,603	\$ 16.93	\$ 382,668.79

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Non-FL Cnty	Private	Non-FL Cnty	Anaheim	CA	DOR	6/30/2023	Office	7300270	92806	5,242	\$ 30.96	\$ 162,292.32
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOR	8/31/2023	Office	7300362	33126	33,399	\$ 34.46	\$ 1,150,929.00
Tampa Market	Private	Hillsborough	Tampa	FL	DOR	8/31/2023	Office	7300405	33619	36,591	\$ 22.50	\$ 823,297.50
Brevard County	Private	Brevard	Melbourne	FL	DOR	9/30/2023	Office	7300370	32940	4,999	\$ 25.76	\$ 128,774.24
Hernando County	Private	Hernando	Brooksville	FL	DOR	6/30/2024	Office	7300267	34601	4,981	\$ 29.00	\$ 144,449.00
Pensacola Market	Private	Escambia	Pensacola	FL	DOR	6/30/2024	Office	7300392	32504	27,660	\$ 28.35	\$ 784,161.00
Collier County	Private	Collier	Naples	FL	DOR	8/31/2024	Office	7300378	34114	11,757	\$ 34.85	\$ 409,731.45
Gainesville Market	Private	Alachua	Gainesville	FL	DOR	8/31/2024	Office	7300312	32653	9,730	\$ 22.00	\$ 214,059.90
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOR	10/31/2024	Office	7300411	33309	35,320	\$ 37.15	\$ 1,312,138.00
Southwest Market	Private	Lee	Fort Myers	FL	DOR	2/28/2025	Office	7300399	33901	14,365	\$ 29.22	\$ 419,745.30
Hendry County	Private	Hendry	Clewiston	FL	DOR	4/30/2025	Office	7300285	33440	1,177	\$ 26.31	\$ 30,966.87
Marion County	Private	Marion	Silver Springs	FL	DOR	5/31/2025	Office	7300407	34488	10,092	\$ 22.35	\$ 225,556.20
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOR	5/31/2025	Office	7300416	33406	24,566	\$ 30.35	\$ 745,578.10
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	3/31/2024	Conditioned Storage	4500116	32304	1,463	\$ 5.33	\$ 7,797.79
Polk County	Private	Polk	Lakeland	FL	EOG	8/4/2023	Unconditioned Storage	3100061	33811	189,842	\$ 8.00	\$ 1,518,735.00
Tallahassee Market	Private	Leon	Tallahassee	FL	EOG	9/30/2023	Conditioned Storage	3100060	32304	17,500	\$ 8.23	\$ 144,024.90
Jacksonville Market	Private	Duval	Jacksonville	FL	FCOR	3/31/2025	Office	7800188	32207	1,162	\$ 19.11	\$ 22,205.82
Tampa Market	Private	Pinellas	Clearwater	FL	FDC	6/30/2022 *	Office	7001125	33756	6,989	\$ 26.36	\$ 184,230.00
Monroe County	Private	Monroe	Islamorada	FL	FDC	6/30/2023	Office	7000662	33036	1,859	\$ 26.37	\$ 49,021.83
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2023	Office	7001210	33311	8,251	\$ 29.90	\$ 246,704.90
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	FDC	12/31/2023	Office	7000872	32448	4,200	\$ 16.03	\$ 67,326.00
Nassau County	Private	Nassau	Yulee	FL	FDC	1/31/2024	Office	7000935	32097	2,340	\$ 21.00	\$ 49,140.00
Taylor County	Private	Taylor	Perry	FL	FDC	1/31/2024	Office	7001129	32348	2,607	\$ 16.50	\$ 43,015.50
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	4/30/2024	Office	7001183	33409	4,584	\$ 36.00	\$ 165,024.00
Sarasota County	Private	Sarasota	Sarasota	FL	FDC	5/31/2024	Office	7001142	34234	5,540	\$ 23.50	\$ 130,190.00
Tampa Market	Private	Hillsborough	Gibsonton	FL	FDC	5/31/2024	Office	7001140	33534	4,870	\$ 22.50	\$ 109,575.00
Tampa Market	Private	Hillsborough	Tampa	FL	FDC	5/31/2024	Office	7001135	33617	9,757	\$ 20.00	\$ 195,140.00
Brevard County	Private	Brevard	Cocoa	FL	FDC	6/30/2024	Office	7001131	32922	7,537	\$ 26.75	\$ 201,614.75
Tampa Market	Private	Hillsborough	Plant City	FL	FDC	6/30/2024	Office	7001141	33563	4,267	\$ 26.80	\$ 114,355.50
DeSoto County	Private	DeSoto	Arcadia	FL	FDC	7/31/2024	Office	7001143	33821	2,777	\$ 22.50	\$ 62,482.50
Osceola County	Private	Osceola	Kissimmee	FL	FDC	7/31/2024	Office	7001031	34741	8,944	\$ 22.75	\$ 203,476.00
Lake County	Private	Lake	Leesburg	FL	FDC	8/31/2024	Office	7001153	34748	3,378	\$ 29.75	\$ 100,495.50
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	8/31/2024	Office	7001147	33415	4,800	\$ 29.75	\$ 142,800.00
Walton County	Private	Walton	Defuniak Springs	FL	FDC	8/31/2024	Office	7008003	32433	3,041	\$ 17.67	\$ 53,734.47
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	9/30/2024	Office	7001149	33401	21,311	\$ 27.50	\$ 586,052.50
Sarasota County	Private	Sarasota	Sarasota	FL	FDC	9/30/2024	Office	7001146	34234	5,794	\$ 23.00	\$ 133,262.04
Clay County	Private	Clay	Green Cove Springs	FL	FDC	10/31/2024	Office	7001165	32043	5,650	\$ 25.25	\$ 142,662.50
Clay County	Private	Clay	Green Cove Springs	FL	FDC	10/31/2024	Office	7001165	32043	5,180	\$ 25.25	\$ 130,795.00
Collier County	Private	Collier	Naples	FL	FDC	11/30/2024	Office	7001148	33962	6,714	\$ 34.80	\$ 233,647.20
Gainesville Market	Private	Alachua	Gainesville	FL	FDC	12/31/2024	Office	7001167	32601	9,045	\$ 25.00	\$ 226,125.00
Polk County	Private	Polk	Lakeland	FL	FDC	12/31/2024	Office	7001228	33801	3,725	\$ 35.14	\$ 130,896.50
Madison County	Private	Madison	Madison	FL	FDC	4/30/2025	Office	7001156	32340	2,943	\$ 19.50	\$ 57,388.50
Pensacola Market	Private	Escambia	Pensacola	FL	FDC	4/30/2025	Office	7001154	32504	2,150	\$ 24.50	\$ 52,675.00
Tampa Market	Private	Hillsborough	Tampa	FL	FDC	4/30/2025	Office	7001177	33612	5,640	\$ 29.29	\$ 165,195.60

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Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	FDC	5/31/2025	Office	7001208	33873	1,600	\$ 11.50	\$ 18,400.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FDC	6/30/2025	Office	7001198	32301	5,088	\$ 20.75	\$ 105,576.00
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2023	Office	7109021	33324	968	\$ -	\$ -
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	6/30/2023	NOC	7100261	32310	13,500	\$ 6.10	\$ 82,350.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2023	Unconditioned Storage	7100259	32514	3,500	\$ 9.51	\$ 33,285.00
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2023	Office	7100226	33907	17,256	\$ 11.69	\$ 201,722.64
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2023	Office	7100170	33907	28,168	\$ 13.80	\$ 388,718.40
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	FDLE	11/30/2023	NOC	7100266	34604	3,900	\$ 4.62	\$ 18,018.00
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2023	Office	7100254	33426	2,600	\$ 9.27	\$ 24,102.00
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	2/29/2024	Unconditioned Storage	7100274	32310	6,191	\$ 3.50	\$ 21,668.49
Jacksonville Market	Private	Duval	Jacksonville	FL	FDLE	11/30/2024	Office	7100273	32216	2,000	\$ 12.90	\$ 25,800.00
Seminole County	Government (Others) - DMS	Seminole	Sanford	FL	FDLE	11/30/2024	Data Center	7100270	32773	150	\$ 80.00	\$ 12,000.00
Brevard County	Private	Brevard	Melbourne	FL	FDLE	3/31/2025	Office	7100269	32940	2,010	\$ 21.20	\$ 42,612.00
Sarasota County	Private	Sarasota	Sarasota	FL	FDLE	6/30/2025	Office	7100237	34243	2,258	\$ 13.56	\$ 30,618.48
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	6/30/2023	NOC	7700199	32310	7,607	\$ 10.18	\$ 77,439.26
Palm Beach Market	Private	Palm Beach	Wellington	FL	FWCC	7/31/2023	Unconditioned Storage	7700123	33414	1,420	\$ 17.02	\$ 24,165.56
Levy County	Government (Others) - DMS	Levy	Yankeetown	FL	FWCC	11/30/2023	Office	7700251	34498	935	\$ 24.09	\$ 22,524.15
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	FWCC	1/31/2024	Office	7709024	33172	800	\$ -	\$ -
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	FWCC	1/31/2024	Office	7709023	33467	800	\$ -	\$ -
Collier County	Private	Collier	Naples	FL	FWCC	6/30/2024	Office	7700208	34114	4,558	\$ 13.64	\$ 62,171.12
Franklin County	Government (Others) - DMS	Franklin	Eastpoint	FL	FWCC	6/30/2024	Labs	7700241	32328	4,800	\$ 4.17	\$ 20,000.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2024	NOC	7700217	33309	3,720	\$ 15.24	\$ 56,696.52
Panama City Market	Private	Bay	Southport	FL	FWCC	6/30/2024	Office	7700209	32409	1,200	\$ 16.50	\$ 19,800.00
Washington County	Government (Others) - DMS	Washington	Chipley	FL	FWCC	6/30/2024	Office	7709027	32428	480	\$ -	\$ -
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2024	NOC	7700243	32901	2,176	\$ 17.41	\$ 37,890.03
Santa Rosa County	Government (Others) - DMS	Santa Rosa	Milton	FL	FWCC	9/30/2024	Office	7700259	32583	189	\$ 13.60	\$ 2,570.40
Southwest Market	Private	Lee	Fort Myers	FL	FWCC	10/14/2024	Office	7700244	33901	1,997	\$ 16.82	\$ 33,589.53
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	11/6/2024	Office	7700247	32301	4,590	\$ 19.15	\$ 87,898.50
Brevard County	Private	Brevard	Melbourne	FL	FWCC	2/28/2025	Office	7700182	32901	2,906	\$ 19.67	\$ 57,161.02
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2025	NOC	7700260	34474	4,798	\$ 9.27	\$ 44,477.46
Santa Rosa County	Private	Santa Rosa	Milton	FL	FWCC	3/31/2025	Office	7700257	32583	80	\$ 22.50	\$ 1,800.00
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2025	Unconditioned Storage	7700188	32304	3,000	\$ 7.21	\$ 21,630.00

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1A - Leases Expiring in 24 Months by Agency

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Orlando Market	Private	Orange	Altamonte Springs	FL	Lottery	1/31/2024	Office	3600691	32714	7,438	\$ 44.00	\$ 327,272.00
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	Lottery	4/30/2024	Office	3600693	33016	9,998	\$ 25.44	\$ 254,349.12
Southwest Market	Private	Lee	Fort Myers	FL	Lottery	3/31/2025	Office	3600696	33966	6,400	\$ 20.60	\$ 131,840.00
Tallahassee Market	Private	Leon	Tallahassee	FL	PERC	6/30/2024	Office	7200167	32303	11,560	\$ 13.62	\$ 157,447.20

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Bradford County	Private	Bradford	Starke	FL	DCF	10/31/2023	Office	5903050	32091	2,700	\$ 24.48	\$ 66,096.00
Brevard County	Private	Brevard	Rockledge	FL	DCF	6/30/2024	Office	5903037	32958	1,662	\$ 24.81	\$ 41,234.22
Brevard County	Private	Brevard	Palm Bay	FL	DCF	4/30/2025	Office	5903068	32907	8,372	\$ 16.50	\$ 138,138.00
Brevard County	Private	Brevard	Melbourne	FL	DJJ	9/30/2024	Office	8000282	32935	7,374	\$ 23.59	\$ 173,952.66
Brevard County	Private	Brevard	Titusville	FL	DJJ	10/31/2024	Office	8000383	32780	5,904	\$ 15.48	\$ 91,393.92
Brevard County	Private	Brevard	Titusville	FL	DMA	7/31/2023	Office	6200062	32780	7,088	\$ 8.40	\$ 59,512.90
Brevard County	Private	Brevard	Cocoa	FL	DOE	2/29/2024	Office	4800794	32922	3,420	\$ 23.61	\$ 80,746.20
Brevard County	Private	Brevard	Melbourne	FL	DOE	3/31/2024	Office	4800774	32904	3,402	\$ 24.28	\$ 82,600.56
Brevard County	Private	Brevard	Melbourne	FL	DOR	9/30/2023	Office	7300370	32940	4,999	\$ 25.76	\$ 128,774.24
Brevard County	Private	Brevard	Cocoa	FL	FDC	6/30/2024	Office	7001131	32922	7,537	\$ 26.75	\$ 201,614.75
Brevard County	Private	Brevard	Melbourne	FL	FDLE	3/31/2025	Office	7100269	32940	2,010	\$ 21.20	\$ 42,612.00
Brevard County	Private	Brevard	Melbourne	FL	FWCC	9/30/2024	NOC	7700243	32901	2,176	\$ 17.41	\$ 37,890.03
Brevard County	Private	Brevard	Melbourne	FL	FWCC	2/28/2025	Office	7700182	32901	2,906	\$ 19.67	\$ 57,161.02
Charlotte County	Government (Others) - DMS	Charlotte	Port Charlotte	FL	DACS	2/28/2025	Office	4200465	33980	411	\$ 12.50	\$ 5,137.50
Charlotte County	Private	Charlotte	Port Charlotte	FL	DCF	5/31/2024	Office	5903142	33948	3,189	\$ 28.25	\$ 90,089.25
Charlotte County	Government (Others) - DMS	Charlotte	Punta Gorda	FL	DHSMV	5/21/2024	Office	7609056	33950	100	\$ -	\$ -
Citrus County	Government (Others) - DMS	Citrus	Lecanto	FL	DCF	11/30/2023	Office	5903141	34461	4,624	\$ 12.50	\$ 57,800.00
Clay County	Private	Clay	Orange Park	FL	DMA	12/31/2023	Office	6200064	32073	1,500	\$ 33.76	\$ 50,640.00
Clay County	Private	Clay	Orange Park	FL	DOE	5/31/2025	Office	4800873	32073	4,482	\$ 27.50	\$ 123,255.00
Clay County	Private	Clay	Green Cove Springs	FL	FDC	10/31/2024	Office	7001165	32043	5,650	\$ 25.25	\$ 142,662.50
Clay County	Private	Clay	Green Cove Springs	FL	FDC	10/31/2024	Office	7001165	32043	5,180	\$ 25.25	\$ 130,795.00
Collier County	Private	Collier	Naples	FL	DACS	10/31/2023	Office	4200389	34109	855	\$ 26.57	\$ 22,717.35
Collier County	Private	Collier	Immokalee	FL	DCF	6/30/2024	Office	5903121	34142	3,750	\$ 31.85	\$ 119,437.50
Collier County	Private	Collier	Naples	FL	DJJ	11/30/2024	Office	8000332	31112	1,613	\$ 23.11	\$ 37,276.43
Collier County	Private	Collier	Immokalee	FL	DOE	6/30/2023	Office	4800647	34142	618	\$ 35.16	\$ 21,728.88
Collier County	Private	Collier	Naples	FL	DOR	8/31/2024	Office	7300378	34114	11,757	\$ 34.85	\$ 409,731.45
Collier County	Private	Collier	Naples	FL	FDC	11/30/2024	Office	7001148	33962	6,714	\$ 34.80	\$ 233,647.20
Collier County	Private	Collier	Naples	FL	FWCC	6/30/2024	Office	7700208	34114	4,558	\$ 13.64	\$ 62,171.12
Columbia County	Private	Columbia	Lake City	FL	AG	6/30/2023	Office	1140070	32025	2,283	\$ 19.30	\$ 44,061.90
Daytona Market	Private	Volusia	Holly Hill	FL	DACS	9/30/2024	Office	4200507	32117	332	\$ 19.06	\$ 6,327.92
Daytona Market	Private	Volusia	Deland	FL	DCF	1/31/2024	Office	5903082	32720	7,700	\$ 22.26	\$ 171,402.00
Daytona Market	Private	Volusia	Daytona Beach	FL	DLA	12/31/2024	Office	4100138	32118	11,882	\$ 23.60	\$ 280,415.20
Daytona Market	Private	Volusia	Daytona Beach	FL	DOAH	3/31/2024	Office	7200122	32118	2,909	\$ 19.67	\$ 57,220.03
DeSoto County	Government (Others) - DMS	DeSoto	Arcadia	FL	DACS	4/30/2025	Office	4200446	34266	648	\$ 16.50	\$ 10,692.00
DeSoto County	Private	DeSoto	Arcadia	FL	FDC	7/31/2024	Office	7001143	33821	2,777	\$ 22.50	\$ 62,482.50
DeSoto County	Private	DeSoto	Arcadia	FL	DJJ	8/31/2023	Office	8000412	34266	1,920	\$ 28.11	\$ 53,971.20
Dixie County	Private	Dixie	Old Town	FL	DOE	6/30/2025	Office	4800860	32680	1,400	\$ 16.25	\$ 22,750.00
Flagler County	Private	Flagler	Bunnell	FL	DCF	11/30/2023	Office	5903115	32110	4,614	\$ 16.00	\$ 73,824.00
Flagler County	Private	Flagler	Palm Coast	FL	DJJ	4/30/2025	Office	8000391	32137	1,031	\$ 13.25	\$ 13,660.75
Flagler County	Government (Others) - DMS	Flagler	Palm Coast	FL	DMA	8/31/2024	NOC	6200060	32164	19,000	\$ 12.15	\$ 230,830.80
Franklin County	Government (Others) - DMS	Franklin	Eastpoint	FL	FWCC	6/30/2024	Labs	7700241	32328	4,800	\$ 4.17	\$ 20,000.00

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Ft. Lauderdale Market	Private	Broward	Davie	FL	DACS	3/31/2023 *	Office	4200468	33314	1,925	\$ 25.77	\$ 49,607.25
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DACS	6/30/2025	Office	4200497	33324	6,864	\$ 32.87	\$ 225,619.68
Ft. Lauderdale Market	Private	Broward	Margate	FL	DBPR	10/31/2024	Office	7900109	33063	16,827	\$ 22.82	\$ 383,992.14
Ft. Lauderdale Market	Private	Broward	Lauderdale Lakes	FL	DCF	10/31/2024	Office	5903137	33813	4,999	\$ 35.35	\$ 176,714.65
Ft. Lauderdale Market	Private	Broward	Plantation	FL	DFS	6/30/2025	Office	4300204	33313	7,891	\$ 18.50	\$ 145,983.50
Ft. Lauderdale Market	Private	Broward	Margate	FL	DHSMV	10/30/2023	Office	7600532	33063	10,943	\$ 34.99	\$ 382,895.57
Ft. Lauderdale Market	Private	Broward	Davie	FL	DOH	12/31/2023	Office	6400432	33317	4,300	\$ 18.72	\$ 80,496.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	DOR	10/31/2024	Office	7300411	33309	35,320	\$ 37.15	\$ 1,312,138.00
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FDC	10/31/2023	Office	7001210	33311	8,251	\$ 29.90	\$ 246,704.90
Ft. Lauderdale Market	Government (Others) - DMS	Broward	Plantation	FL	FDLE	6/30/2023	Office	7109021	33324	968	\$ -	\$ -
Ft. Lauderdale Market	Private	Broward	Fort Lauderdale	FL	FWCC	6/30/2024	NOC	7700217	33309	3,720	\$ 15.24	\$ 56,696.52
Gainesville Market	Private	Alachua	Gainesville	FL	DCF	3/31/2024	Office	5903150	32609	26,600	\$ 18.04	\$ 479,864.00
Gainesville Market	Private	Alachua	Gainesville	FL	DOR	8/31/2024	Office	7300312	32653	9,730	\$ 22.00	\$ 214,059.90
Gainesville Market	Private	Alachua	Gainesville	FL	FDC	12/31/2024	Office	7001167	32601	9,045	\$ 25.00	\$ 226,125.00
Gilchrist County	Private	Gilchrist	Trenton	FL	DACS	6/30/2025	Agricultural	4209047	32693	123,896	\$ 4.04	\$ 500,000.04
Greater Miami Market	Private	Miami-Dade	Miami	FL	DBPR	10/31/2024	Unconditioned Storage	7900103	33145	3,045	\$ 10.77	\$ 32,794.65
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Coconut Grove	FL	DCF	12/31/2017 *	Office	5903066	33133	1,230	\$ 4.13	\$ 5,079.90
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DCF	3/31/2023 *	Office	5909046	33157	12,066	\$ -	\$ -
Greater Miami Market	Private	Miami-Dade	Doral	FL	DFS	5/31/2024	Office	4300193	33166	3,572	\$ 39.35	\$ 140,558.10
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	8/19/2023	Office	7600504	33147	6,236	\$ 31.64	\$ 197,307.04
Greater Miami Market	Private	Miami-Dade	Miami	FL	DHSMV	5/31/2024	Office	7600521	33166	4,999	\$ 40.00	\$ 199,960.00
Greater Miami Market	Private	Miami-Dade	Hialeah Gardens	FL	DHSMV	2/28/2025	Office	7600543	33018	10,651	\$ 35.54	\$ 378,536.54
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	1/31/2024	Office	4800786	33126	8,629	\$ 36.00	\$ 310,644.00
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOE	11/30/2024	Office	4800891	33176	3,584	\$ 35.02	\$ 125,511.68
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	DOE	12/31/2024	Food Services	4809096	33131	50	\$ -	\$ -
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOH	11/30/2023	Medical care	6400366	33165	2,731	\$ 28.50	\$ 77,833.50
Greater Miami Market	Private	Miami-Dade	Doral	FL	DOH	2/29/2024	Office	6400336	33166	4,862	\$ 38.83	\$ 188,791.46
Greater Miami Market	Private	Miami-Dade	Miami	FL	DOR	8/31/2023	Office	7300362	33126	33,399	\$ 34.46	\$ 1,150,929.00
Greater Miami Market	Government (Others) - DMS	Miami-Dade	Miami	FL	FWCC	1/31/2024	Office	7709024	33172	800	\$ -	\$ -
Greater Miami Market	Private	Miami-Dade	Miami Lakes	FL	Lottery	4/30/2024	Office	3600693	33016	9,998	\$ 25.44	\$ 254,349.12
Gulf Breeze County	Private	Santa Rosa	Gulf Breeze	FL	DEA	8/31/2023	Office	6500066	32561	3,102	\$ 24.22	\$ 75,130.44
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	DACS	10/31/2023	Office	4200498	33873	700	\$ 10.00	\$ 7,000.00
Hardee County	Private	Hardee	Wauchula	FL	DCF	10/31/2023	Office	5903096	33873	2,200	\$ 19.91	\$ 43,802.00
Hardee County	Government (Others) - DMS	Hardee	Wauchula	FL	FDC	5/31/2025	Office	7001208	33873	1,600	\$ 11.50	\$ 18,400.00
Hendry County	Government (Others) - DMS	Hendry	Labelle	FL	DACS	2/29/2024	Office	4200469	33935	120	\$ 18.26	\$ 2,191.20
Hendry County	Private	Hendry	Labelle	FL	DCF	8/16/2024	Office	5903035	33935	1,100	\$ 23.20	\$ 25,520.00
Hendry County	Private	Hendry	Labelle	FL	DJJ	5/31/2024	Office	8000369	33935	826	\$ 20.40	\$ 16,850.40
Hendry County	Private	Hendry	Clewiston	FL	DOR	4/30/2025	Office	7300285	33440	1,177	\$ 26.31	\$ 30,966.87
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	DACS	12/31/2023	NOC	4200426	34604	1,237	\$ 3.97	\$ 4,914.60

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Hernando County	Private	Hernando	Brooksville	FL	DOR	6/30/2024	Office	7300267	34601	4,981	\$ 29.00	\$ 144,449.00
Hernando County	Government (Others) - DMS	Hernando	Brooksville	FL	FDLE	11/30/2023	NOC	7100266	34604	3,900	\$ 4.62	\$ 18,018.00
Highlands County	Government (Others) - DMS	Highlands	Avon Park	FL	DACS	10/31/2024	Office	4200390	33382	320	\$ 18.71	\$ 5,987.20
Jacksonville Market	Private	Duval	Jacksonville	FL	DACS	6/30/2023	Office	4200432	32256	4,378	\$ 21.38	\$ 93,601.64
Jacksonville Market	Government (Others) - DMS	Duval	Jacksonville	FL	DACS	7/29/2024	Office	4209042	32221	1,800	\$ -	\$ -
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	2/28/2021 *	Office	5902847	32207	16,199	\$ 18.12	\$ 293,525.88
Jacksonville Market	Private	Duval	Jacksonville	FL	DCF	3/31/2024	Office	5903172	32208	640	\$ 10.00	\$ 6,400.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DJJ	10/31/2023	Office	8000403	32207	2,804	\$ 16.50	\$ 46,266.00
Jacksonville Market	Private	Duval	Jacksonville	FL	DOH	3/31/2024	Medical care	6400305	32208	6,855	\$ 19.17	\$ 131,410.35
Jacksonville Market	Private	Duval	Jacksonville	FL	FCOR	3/31/2025	Office	7800188	32207	1,162	\$ 19.11	\$ 22,205.82
Jacksonville Market	Private	Duval	Jacksonville	FL	FDLE	11/30/2024	Office	7100273	32216	2,000	\$ 12.90	\$ 25,800.00
Jackson County	Private	Jackson	Marianna	FL	AG	6/30/2025	Office	1140062	32447	2,657	\$ 16.98	\$ 45,115.86
Jackson County	Government (Others) - DMS	Jackson	Marianna	FL	FDC	12/31/2023	Office	7000872	32448	4,200	\$ 16.03	\$ 67,326.00
Lake County	Private	Lake	Tavares	FL	DCF	3/31/2024	Office	5903143	32778	15,000	\$ 22.00	\$ 330,000.00
Lake County	Private	Lake	Leesburg	FL	DOE	5/31/2023 *	Office	4800880	34788	2,160	\$ 26.00	\$ 56,160.00
Lake County	Private	Lake	Leesburg	FL	FDC	8/31/2024	Office	7001153	34748	3,378	\$ 29.75	\$ 100,495.50
Levy County	Government (Others) - DMS	Levy	Bronson	FL	DACS	9/30/2023	Office	4200483	32621	168	\$ 10.71	\$ 1,799.28
Levy County	Private	Levy	Chiefland	FL	DCF	3/31/2024	Office	5903085	32644	4,756	\$ 16.50	\$ 78,474.00
Levy County	Government (Others) - DMS	Levy	Yankeetown	FL	FWCC	11/30/2023	Office	7700251	34498	935	\$ 24.09	\$ 22,524.15
Madison County	Private	Madison	Madison	FL	FDC	4/30/2025	Office	7001156	32340	2,943	\$ 19.50	\$ 57,388.50
Manatee County	Government (Others) - DMS	Manatee	Palmetto	FL	DACS	12/12/2023	Office	4209046	34221	1,743	\$ -	\$ -
Manatee County	Private	Manatee	Palmetto	FL	DACS	2/29/2024	Office	4200474	34221	2,047	\$ 19.57	\$ 40,059.78
Manatee County	Private	Manatee	Bradenton	FL	DBPR	6/30/2023	Office	7909034	33870	120	\$ -	\$ -
Manatee County	Private	Manatee	Bradenton	FL	DCF	5/31/2024	Office	5903065	34205	3,500	\$ 28.42	\$ 99,470.00
Manatee County	Government (Others) - DMS	Manatee	Sarasota	FL	DFS	3/31/2024	Office	4309012	34243	200	\$ -	\$ -
Manatee County	Private	Manatee	Palmetto	FL	DOE	7/31/2023	Office	4800790	34221	6,233	\$ 20.50	\$ 127,776.50
Marion County	Private	Marion	Ocala	FL	DCF	10/31/2023	Office	5903103	34474	36,514	\$ 22.50	\$ 821,565.00
Marion County	Private	Marion	Ocala	FL	DCF	2/29/2024	Office	5903149	34470	920	\$ 21.00	\$ 19,320.00
Marion County	Private	Marion	Ocala	FL	DEA	12/31/2023	Office	6500043	34470	3,150	\$ 22.63	\$ 71,284.56
Marion County	Private	Marion	Ocala	FL	DOE	3/31/2025	Office	4800678	34478	8,750	\$ 18.25	\$ 159,687.50
Marion County	Private	Marion	Silver Springs	FL	DOR	5/31/2025	Office	7300407	34488	10,092	\$ 22.35	\$ 225,556.20
Marion County	Government (Others) - DMS	Marion	Ocala	FL	FWCC	3/31/2025	NOC	7700260	34474	4,798	\$ 9.27	\$ 44,477.46
Martin County	Private	Martin	Stuart	FL	DOE	12/31/2024	Office	4800841	34994	2,500	\$ 28.41	\$ 71,025.00
Monroe County	Private	Monroe	Key West	FL	DCF	8/31/2023	Office	5903074	33040	3,507	\$ 34.45	\$ 120,816.15
Monroe County	Government (Others) - DMS	Monroe	Tavernier	FL	DCF	9/30/2023	Office	5909079	33070	500	\$ -	\$ -
Monroe County	Private	Monroe	Islamorada	FL	DJJ	10/31/2023	Office	8000270	33036	1,400	\$ 23.50	\$ 32,900.00
Monroe County	Private	Monroe	Islamorada	FL	FDC	6/30/2023	Office	7000662	33036	1,859	\$ 26.37	\$ 49,021.83
Nassau County	Private	Nassau	Yulee	FL	DCF	10/31/2023	Office	5903144	32097	1,377	\$ 28.95	\$ 39,864.15
Nassau County	Private	Nassau	Yulee	FL	DJJ	10/31/2024	Office	8000349	32097	2,200	\$ 24.95	\$ 54,890.00

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Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Nassau County	Private	Nassau	Yulee	FL	FDC	1/31/2024	Office	7000935	32097	2,340	\$ 21.00	\$ 49,140.00
Non-FL Cnty	Private	Non-FL Cnty	Anaheim	CA	DOR	6/30/2023	Office	7300270	92806	5,242	\$ 30.96	\$ 162,292.32
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DACS	10/31/2023	Office	4200466	32547	3,394	\$ 22.07	\$ 74,905.58
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DFS	2/14/2025	Office	4300176	32547	1,847	\$ 17.00	\$ 31,398.99
Okaloosa County	Private	Okaloosa	Crestview	FL	DJJ	7/31/2024	Office	8000396	32536	2,967	\$ 23.00	\$ 68,241.00
Okaloosa County	Private	Okaloosa	Crestview	FL	DOE	8/31/2023	Office	4800872	32536	1,438	\$ 26.98	\$ 38,797.24
Okaloosa County	Private	Okaloosa	Fort Walton Beach	FL	DOE	8/31/2024	Office	4800845	32548	3,214	\$ 26.23	\$ 84,303.22
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	4/30/2023 *	Office	4200489	34972	1,192	\$ 17.48	\$ 20,836.16
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DACS	11/30/2023	Office	4200437	34974	3,525	\$ 20.25	\$ 71,381.25
Okeechobee County	Private	Okeechobee	Okeechobee	FL	DCF	6/30/2025	Office	5903057	34972	2,800	\$ 23.18	\$ 64,904.00
Orlando Market	Private	Orange	Maitland	FL	AG	8/31/2024	Office	1140066	32751	2,292	\$ 23.53	\$ 53,930.76
Orlando Market	Private	Orange	Apopka	FL	DACS	4/9/2025	Office	4200317	32703	2,790	\$ 22.30	\$ 62,217.00
Orlando Market	Private	Orange	Winter Garden	FL	DOE	6/30/2024	Office	4800852	34787	3,818	\$ 29.71	\$ 113,432.70
Orlando Market	Private	Orange	Orlando	FL	DOH	7/31/2023	Conditioned Storage	6400406	32811	4,988	\$ 16.25	\$ 81,055.00
Orlando Market	Private	Orange	Winter Garden	FL	DOH	12/31/2023	Medical care	6400388	34787	2,197	\$ 8.15	\$ 17,905.55
Orlando Market	Private	Orange	Orlando	FL	DOH	12/31/2023	Office	6400442	32835	6,985	\$ 30.00	\$ 209,550.00
Orlando Market	Private	Orange	Altamonte Springs	FL	Lottery	1/31/2024	Office	3600691	32714	7,438	\$ 44.00	\$ 327,272.00
Osceola County	Private	Osceola	Kissimmee	FL	DJJ	10/31/2024	Office	8000425	34741	5,137	\$ 23.87	\$ 122,620.19
Osceola County	Private	Osceola	Kissimmee	FL	FDC	7/31/2024	Office	7001031	34741	8,944	\$ 22.75	\$ 203,476.00
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DACS	2/28/2023 *	Office	4200435	33445	1,255	\$ 29.00	\$ 36,395.00
Palm Beach Market	Private	Palm Beach	Belle Glade	FL	DBPR	7/31/2024	Office	7900096	33430	430	\$ 21.63	\$ 9,300.90
Palm Beach Market	Private	Palm Beach	Delray Beach	FL	DCF	7/31/2024	Office	5903148	33483	657	\$ 37.80	\$ 24,834.60
Palm Beach Market	Government (Others) - DMS	Palm Beach	West Palm Beach	FL	DEP	10/31/2024	Office	3700234	33406	17,653	\$ 21.82	\$ 385,188.48
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DHSMV	6/30/2023	NOC	7600538	33431	1,003	\$ 10.17	\$ 10,200.51
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DHSMV	10/23/2024	Office	7600539	33426	3,928	\$ 24.30	\$ 95,450.40
Palm Beach Market	Private	Palm Beach	Boca Raton	FL	DOE	5/31/2024	Office	4800797	33487	3,451	\$ 22.96	\$ 79,234.96
Palm Beach Market	Government (Others) - DMS	Palm Beach	Greenacres	FL	DOH	11/30/2023	Office	6400409	33463	10,857	\$ 22.72	\$ 246,671.04
Palm Beach Market	Private	Palm Beach	Jupiter	FL	DOH	1/31/2025	Office	6400377	33477	3,686	\$ 26.43	\$ 97,420.98
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	DOR	5/31/2025	Office	7300416	33406	24,566	\$ 30.35	\$ 745,578.10
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	4/30/2024	Office	7001183	33409	4,584	\$ 36.00	\$ 165,024.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	8/31/2024	Office	7001147	33415	4,800	\$ 29.75	\$ 142,800.00
Palm Beach Market	Private	Palm Beach	West Palm Beach	FL	FDC	9/30/2024	Office	7001149	33401	21,311	\$ 27.50	\$ 586,052.50
Palm Beach Market	Government (Others) - DMS	Palm Beach	Boynton Beach	FL	FDLE	12/31/2023	Office	7100254	33426	2,600	\$ 9.27	\$ 24,102.00
Palm Beach Market	Private	Palm Beach	Wellington	FL	FWCC	7/31/2023	Unconditioned Storage	7700123	33414	1,420	\$ 17.02	\$ 24,165.56
Palm Beach Market	Government (Others) - DMS	Palm Beach	Lake Worth	FL	FWCC	1/31/2024	Office	7709023	33467	800	\$ -	\$ -
Panama City Market	Private	Bay	Panama City Beach	FL	DBPR	7/31/2024	Office	7900101	32407	4,256	\$ 24.76	\$ 105,378.56
Panama City Market	Private	Bay	Panama City	FL	DOE	6/30/2025	Office	4800838	32401	4,951	\$ 19.50	\$ 96,544.50
Panama City Market	Private	Bay	Southport	FL	FWCC	6/30/2024	Office	7700209	32409	1,200	\$ 16.50	\$ 19,800.00
Pasco County	Private	Pasco	Dade City	FL	DJJ	3/31/2025	Office	8000308	33523	2,456	\$ 22.50	\$ 55,260.00
Pensacola Market	Private	Escambia	Pensacola	FL	DCF	7/31/2024	Unconditioned Storage	5903090	32507	13,170	\$ 6.79	\$ 89,424.30
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	2/28/2025	Office	4300199	32504	4,475	\$ 20.68	\$ 92,543.00

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Pensacola Market	Private	Escambia	Pensacola	FL	DFS	4/30/2025	Office	4300198	32504	4,999	\$ 34.00	\$ 169,966.00
Pensacola Market	Private	Escambia	Pensacola	FL	DOH	3/31/2025	Office	6400415	32504	1,435	\$ 18.50	\$ 26,547.50
Pensacola Market	Private	Escambia	Pensacola	FL	DOR	6/30/2024	Office	7300392	32504	27,660	\$ 28.35	\$ 784,161.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDC	4/30/2025	Office	7001154	32504	2,150	\$ 24.50	\$ 52,675.00
Pensacola Market	Private	Escambia	Pensacola	FL	FDLE	9/30/2023	Unconditioned Storage	7100259	32514	3,500	\$ 9.51	\$ 33,285.00
Polk County	Private	Polk	Lakeland	FL	AG	7/31/2023	Office	1140051	33813	1,552	\$ 19.75	\$ 30,652.00
Polk County	Private	Polk	Lake Wales	FL	DCF	3/31/2024	Office	5902539	33853	7,422	\$ 23.19	\$ 172,116.18
Polk County	Government (Others) - DMS	Polk	Bartow	FL	DCF	4/30/2024	Conditioned Storage	5903154	33831	1,795	\$ 5.11	\$ 9,172.45
Polk County	Private	Polk	Bartow	FL	DCF	10/31/2024	Office	5903159	33830	16,000	\$ 28.50	\$ 456,000.00
Polk County	Private	Polk	Lake Wales	FL	DFS	1/31/2024	Office	4300158	33859	7,976	\$ 17.96	\$ 143,248.96
Polk County	Private	Polk	Lakeland	FL	DHSMV	5/31/2024	Unconditioned Storage	7600576	33811	2,021	\$ 4.07	\$ 8,225.47
Polk County	Private	Polk	Bartow	FL	DJJ	5/31/2024	Office	8000426	33830	11,362	\$ 19.60	\$ 222,695.20
Polk County	Private	Polk	Lakeland	FL	DOE	7/31/2023	Office	4800769	33801	2,265	\$ 27.00	\$ 61,155.00
Polk County	Private	Polk	Lakeland	FL	DOH	2/28/2025	Medical care	6400229	33803	2,580	\$ 14.89	\$ 38,416.20
Polk County	Private	Polk	Lakeland	FL	EOG	8/4/2023	Unconditioned Storage	3100061	33811	189,842	\$ 8.00	\$ 1,518,735.00
Polk County	Private	Polk	Lakeland	FL	FDC	12/31/2024	Office	7001228	33801	3,725	\$ 35.14	\$ 130,896.50
Putnam County	Private	Putnam	Palatka	FL	DCF	1/28/2024	Office	5903064	32177	5,456	\$ 23.41	\$ 127,724.90
Santa Rosa County	Private	Santa Rosa	Milton	FL	DCF	5/31/2025	Office	5902971	32570	2,023	\$ 13.34	\$ 26,986.82
Santa Rosa County	Private	Santa Rosa	Pace	FL	DFS	10/31/2023	Conditioned Storage	4300192	32571	4,000	\$ 11.82	\$ 47,280.00
Santa Rosa County	Government (Others) - DMS	Santa Rosa	Milton	FL	FWCC	9/30/2024	Office	7700259	32583	189	\$ 13.60	\$ 2,570.40
Santa Rosa County	Private	Santa Rosa	Milton	FL	FWCC	3/31/2025	Office	7700257	32583	80	\$ 22.50	\$ 1,800.00
Sarasota County	Private	Sarasota	Sarasota	FL	FDC	5/31/2024	Office	7001142	34234	5,540	\$ 23.50	\$ 130,190.00
Sarasota County	Private	Sarasota	Sarasota	FL	FDC	9/30/2024	Office	7001146	34234	5,794	\$ 23.00	\$ 133,262.04
Sarasota County	Private	Sarasota	Sarasota	FL	FDLE	6/30/2025	Office	7100237	34243	2,258	\$ 13.56	\$ 30,618.48
Seminole County	Private	Seminole	Sanford	FL	DOH	9/30/2024	Unconditioned Storage	6400369	32771	6,600	\$ 9.90	\$ 65,340.00
Seminole County	Government (Others) - DMS	Seminole	Sanford	FL	FDLE	11/30/2024	Data Center	7100270	32773	150	\$ 80.00	\$ 12,000.00
Seminole County	Private	Seminole	Sanford	FL	DCF	1/31/2024	Office	5903124	32773	1,999	\$ 19.50	\$ 38,980.50
Southwest Market	Private	Lee	Fort Myers	FL	DOAH	8/31/2024	Office	7200154	33966	7,097	\$ 26.52	\$ 188,212.44
Southwest Market	Private	Lee	Lehigh Acres	FL	DOH	7/31/2023	Office	6400405	33971	4,800	\$ 15.09	\$ 72,432.00
Southwest Market	Private	Lee	Fort Myers	FL	DOR	2/28/2025	Office	7300399	33901	14,365	\$ 29.22	\$ 419,745.30
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2023	Office	7100226	33907	17,256	\$ 11.69	\$ 201,722.64
Southwest Market	Government (Others) - DMS	Lee	Fort Myers	FL	FDLE	10/31/2023	Office	7100170	33907	28,168	\$ 13.80	\$ 388,718.40
Southwest Market	Private	Lee	Fort Myers	FL	FWCC	10/14/2024	Office	7700244	33901	1,997	\$ 16.82	\$ 33,589.53
Southwest Market	Private	Lee	Fort Myers	FL	Lottery	3/31/2025	Office	3600696	33966	6,400	\$ 20.60	\$ 131,840.00
St. Johns County	Government (Others) - DMS	St. Johns	St. Augustine	FL	DCF	1/31/2025	Office	5903106	32084	3,453	\$ 23.64	\$ 81,628.92
St. Johns County	Private	St. Johns	St. Augustine	FL	DOE	6/30/2024	Office	4800782	32086	3,500	\$ 29.00	\$ 101,500.00
St. Lucie County	Private	St. Lucie	Fort Pierce	FL	DHSMV	12/31/2024	Unconditioned Storage	7600570	34946	1,000	\$ 5.99	\$ 5,990.00

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Sumter County	Private	Sumter	Wildwood	FL	APD	6/30/2025	Office	6700020	34785	7,594	\$ 20.80	\$ 157,955.10
Suwannee County	Private	Suwannee	Live Oak	FL	DCF	5/31/2024	Office	5903102	32064	2,761	\$ 24.58	\$ 67,865.38
Tallahassee Market	Private	Leon	Tallahassee	FL	CPIC	9/30/2024	Conditioned Storage	9000017	32303	1,996	\$ 3.90	\$ 7,784.40
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	DACS	3/31/2024	Office	4200514	32301	9,842	\$ 21.00	\$ 206,682.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	9/30/2024	Office	4200493	32308	5,989	\$ 31.96	\$ 191,408.40
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	DACS	12/31/2024	NOC	4209036	32310	16,659	\$ -	\$ -
Tallahassee Market	Private	Leon	Tallahassee	FL	DACS	6/30/2025	Office	4200520	32301	15,651	\$ 21.00	\$ 328,671.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	1/31/2024	Office	5903125	32303	9,702	\$ 18.46	\$ 179,098.92
Tallahassee Market	Private	Leon	Tallahassee	FL	DCF	6/30/2025	Office	5903104	32312	1,703	\$ 22.59	\$ 38,470.77
Tallahassee Market	Private	Leon	Tallahassee	FL	DEO	6/30/2025	Unconditioned Storage	4000034	32311	9,998	\$ 5.30	\$ 52,989.40
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	12/31/2023	Office	4300191	32303	19,285	\$ 17.75	\$ 342,308.75
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	4/30/2025	Office	4300203	32308	43,791	\$ 22.75	\$ 996,245.25
Tallahassee Market	Private	Leon	Tallahassee	FL	DFS	6/30/2025	Unconditioned Storage	4300097	32301	2,955	\$ 5.95	\$ 17,582.25
Tallahassee Market	Private	Leon	Tallahassee	FL	DOAH	12/31/2024	Office	7200171	32301	34,722	\$ 16.50	\$ 572,913.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOE	6/30/2025	Unconditioned Storage	4800600	32311	10,000	\$ 7.83	\$ 78,300.00
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	5/31/2025	NOC	6400403	32303	19,098	\$ 16.04	\$ 306,331.92
Tallahassee Market	Private	Leon	Tallahassee	FL	DOH	5/31/2025	NOC	6400403	32303	22,603	\$ 16.93	\$ 382,668.79
Tallahassee Market	Private	Leon	Tallahassee	FL	DOS	3/31/2024	Conditioned Storage	4500116	32304	1,463	\$ 5.33	\$ 7,797.79
Tallahassee Market	Private	Leon	Tallahassee	FL	EOG	9/30/2023	Conditioned Storage	3100060	32304	17,500	\$ 8.23	\$ 144,024.90
Tallahassee Market	Private	Leon	Tallahassee	FL	FDC	6/30/2025	Office	7001198	32301	5,088	\$ 20.75	\$ 105,576.00
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	6/30/2023	NOC	7100261	32310	13,500	\$ 6.10	\$ 82,350.00
Tallahassee Market	Government (Others) - DMS	Leon	Tallahassee	FL	FDLE	2/29/2024	Unconditioned Storage	7100274	32310	6,191	\$ 3.50	\$ 21,668.49
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	6/30/2023	NOC	7700199	32310	7,607	\$ 10.18	\$ 77,439.26
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	11/6/2024	Office	7700247	32301	4,590	\$ 19.15	\$ 87,898.50
Tallahassee Market	Private	Leon	Tallahassee	FL	FWCC	3/31/2025	Unconditioned Storage	7700188	32304	3,000	\$ 7.21	\$ 21,630.00
Tallahassee Market	Private	Leon	Tallahassee	FL	PERC	6/30/2024	Office	7200167	32303	11,560	\$ 13.62	\$ 157,447.20
Tampa Market	Private	Hillsborough	Tampa	FL	AG	8/31/2024	Office	1140068	33607	4,000	\$ 30.05	\$ 120,200.00
Tampa Market	Private	Pinellas	Clearwater	FL	DACS	10/14/2024	Office	4200320	34620	3,841	\$ 23.74	\$ 91,185.34
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	1,759	\$ 19.00	\$ 33,420.99
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	1,344	\$ 20.50	\$ 27,552.00
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	6,215	\$ 19.00	\$ 118,085.00
Tampa Market	Private	Hillsborough	Tampa	FL	DACS	5/31/2025	Office	4200471	33609	4,669	\$ 19.05	\$ 88,944.45
Tampa Market	Private	Hillsborough	Tampa	FL	DFS	4/30/2025	Office	4300200	33637	14,319	\$ 23.49	\$ 336,353.31
Tampa Market	Private	Hillsborough	Tampa	FL	DJJ	11/30/2024	Office	8000402	33619	4,323	\$ 25.25	\$ 109,155.75
Tampa Market	Private	Pinellas	Clearwater	FL	DJJ	2/28/2025	Office	8000430	33760	3,124	\$ 18.04	\$ 56,356.96
Tampa Market	Private	Hillsborough	Tampa	FL	DLA	3/31/2025	Office	4100137	33607	50,493	\$ 27.56	\$ 1,391,587.00
Tampa Market	Private	Hillsborough	Tampa	FL	DMA	12/31/2023	Office	6200063	33618	1,396	\$ 18.90	\$ 26,384.40

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 1B - Leases Expiring in 24 Months by Market

Area Market	Lease Source	Facility County	Facility City	Facility State	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Facility Zip Code	Square Footage	Rate Per Sq Ft	Annual Rent
Tampa Market	Government (Others) - DMS	Pinellas	St. Petersburg	FL	DOAH	10/31/2023	Office	7200181	33701	6,004	\$ 20.25	\$ 121,581.00
Tampa Market	Private	Hillsborough	Plant City	FL	DOE	7/31/2024	Office	4800829	33563	1,507	\$ 25.34	\$ 38,187.38
Tampa Market	Private	Hillsborough	Tampa	FL	DOR	8/31/2023	Office	7300405	33619	36,591	\$ 22.50	\$ 823,297.50
Tampa Market	Private	Pinellas	Clearwater	FL	FDC	6/30/2022 *	Office	7001125	33756	6,989	\$ 26.36	\$ 184,230.00
Tampa Market	Private	Hillsborough	Gibsonton	FL	FDC	5/31/2024	Office	7001140	33534	4,870	\$ 22.50	\$ 109,575.00
Tampa Market	Private	Hillsborough	Tampa	FL	FDC	5/31/2024	Office	7001135	33617	9,757	\$ 20.00	\$ 195,140.00
Tampa Market	Private	Hillsborough	Plant City	FL	FDC	6/30/2024	Office	7001141	33563	4,267	\$ 26.80	\$ 114,355.50
Tampa Market	Private	Hillsborough	Tampa	FL	FDC	4/30/2025	Office	7001177	33612	5,640	\$ 29.29	\$ 165,195.60
Taylor County	Government (Others) - DMS	Taylor	Perry	FL	DFS	2/28/2025	Office	4309005	32348	110	\$ -	\$ -
Taylor County	Private	Taylor	Perry	FL	FDC	1/31/2024	Office	7001129	32348	2,607	\$ 16.50	\$ 43,015.50
Wakulla County	Private	Wakulla	Crawfordville	FL	DJJ	7/31/2023	Office	8000365	32327	665	\$ 16.25	\$ 10,806.24
Walton County	Private	Walton	Defuniak Springs	FL	FDC	8/31/2024	Office	7008003	32433	3,041	\$ 17.67	\$ 53,734.47
Washington County	Government (Others) - DMS	Washington	Chipley	FL	FWCC	6/30/2024	Office	7709027	32428	480	\$ -	\$ -

* Indicates leases whose contract has expired prior to 6/30/2023 but remain on a month-to-month basis.

Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Bradford County	Private	Bradford	DCF	10/31/2023	Office	5903050	2,700	\$24.48	\$66,096.00	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DCF	6/30/2024	Office	5903037	1,662	\$24.81	\$41,234.22	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DCF	4/30/2025	Office	5903068	8,372	\$16.50	\$138,138.00	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DJJ	9/30/2024	Office	8000282	7,374	\$23.59	\$173,952.66	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DJJ	10/31/2024	Office	8000383	5,904	\$15.48	\$91,393.92	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DMA	7/31/2023	Office	6200062	7,088	\$8.40	\$59,512.90	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DOE	2/29/2024	Office	4800794	3,420	\$23.61	\$80,746.20	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DOE	3/31/2024	Office	4800774	3,402	\$24.28	\$82,600.56	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	DOR	9/30/2023	Office	7300370	4,999	\$25.76	\$128,774.24	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	FDC	6/30/2024	Office	7001131	7,537	\$26.75	\$201,614.75	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	FDLE	3/31/2025	Office	7100269	2,010	\$21.20	\$42,612.00	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	FWCC	9/30/2024	NOC	7700243	2,176	\$17.41	\$37,890.03	No	NA - DMS Space Not Available
Brevard County	Private	Brevard	FWCC	2/28/2025	Office	7700182	2,906	\$19.67	\$57,161.02	No	NA - DMS Space Not Available
Charlotte County	Government (Others) - DMS	Charlotte	DACS	2/28/2025	Office	4200465	411	\$12.50	\$5,137.50	No	NA - DMS Space Not Available
Charlotte County	Private	Charlotte	DCF	5/31/2024	Office	5903142	3,189	\$28.25	\$90,089.25	No	NA - DMS Space Not Available
Charlotte County	Government (Others) - DMS	Charlotte	DHSMV	5/21/2024	Office	7609056	100	\$0.00	\$0.00	No	Not Applicable*
Citrus County	Government (Others) - DMS	Citrus	DCF	11/30/2023	Office	5903141	4,624	\$12.50	\$57,800.00	No	NA - DMS Space Not Available
Clay County	Private	Clay	DMA	12/31/2023	Office	6200064	1,500	\$33.76	\$50,640.00	No	NA - DMS Space Not Available
Clay County	Private	Clay	DOE	5/31/2025	Office	4800873	4,482	\$27.50	\$123,255.00	No	NA - DMS Space Not Available
Clay County	Private	Clay	FDC	10/31/2024	Office	7001165	5,650	\$25.25	\$142,662.50	No	NA - DMS Space Not Available
Clay County	Private	Clay	FDC	10/31/2024	Office	7001165	5,180	\$25.25	\$130,795.00	No	NA - DMS Space Not Available
Collier County	Private	Collier	DACS	10/31/2023	Office	4200389	855	\$26.57	\$22,717.35	No	NA - DMS Space Not Available
Collier County	Private	Collier	DCF	6/30/2024	Office	5903121	3,750	\$31.85	\$119,437.50	No	NA - DMS Space Not Available
Collier County	Private	Collier	DJJ	11/30/2024	Office	8000332	1,613	\$23.11	\$37,276.43	No	NA - DMS Space Not Available
Collier County	Private	Collier	DOR	8/31/2024	Office	7300378	11,757	\$34.85	\$409,731.45	No	NA - DMS Space Not Available
Collier County	Private	Collier	FDC	11/30/2024	Office	7001148	6,714	\$34.80	\$233,647.20	No	NA - DMS Space Not Available
Collier County	Private	Collier	FWCC	6/30/2024	Office	7700208	4,558	\$13.64	\$62,171.12	No	NA - DMS Space Not Available
Daytona Market	Private	Volusia	DACS	9/30/2024	Office	4200507	332	\$19.06	\$6,327.92	Yes	DMS Space is Available
Daytona Market	Private	Volusia	DCF	1/31/2024	Office	5903082	7,700	\$22.26	\$171,402.00	Yes	DMS Space is Available
Daytona Market	Private	Volusia	DLA	12/31/2024	Office	4100138	11,882	\$23.60	\$280,415.20	Yes	NA - DMS Space Not Available
Daytona Market	Private	Volusia	DOAH	3/31/2024	Office	7200122	2,909	\$19.67	\$57,220.03	Yes	DMS Space is Available
DeSoto County	Government (Others) - DMS	DeSoto	DACS	4/30/2025	Office	4200446	648	\$16.50	\$10,692.00	No	NA - DMS Space Not Available
DeSoto County	Private	DeSoto	DJJ	8/31/2023	Office	8000412	1,920	\$28.11	\$53,971.20	No	NA - DMS Space Not Available
DeSoto County	Private	DeSoto	FDC	7/31/2024	Office	7001143	2,777	\$22.50	\$62,482.50	No	NA - DMS Space Not Available
Dixie County	Private	Dixie	DOE	6/30/2025	Office	4800860	1,400	\$16.25	\$22,750.00	No	NA - DMS Space Not Available
Flagler County	Private	Flagler	DCF	11/30/2023	Office	5903115	4,614	\$16.00	\$73,824.00	No	NA - DMS Space Not Available
Flagler County	Private	Flagler	DJJ	4/30/2025	Office	8000391	1,031	\$13.25	\$13,660.75	No	NA - DMS Space Not Available
Flagler County	Government (Others) - DMS	Flagler	DMA	8/31/2024	NOC	6200060	19,000	\$12.15	\$230,830.80	No	NA - DMS Space Not Available
Franklin County	Government (Others) - DMS	Franklin	FWCC	6/30/2024	Labs	7700241	4,800	\$4.17	\$20,000.00	No	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DACS	6/30/2025	Office	4200497	6,864	\$32.87	\$225,619.68	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DBPR	10/31/2024	Office	7900109	16,827	\$22.82	\$383,992.14	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DCF	10/31/2024	Office	5903137	4,999	\$35.35	\$176,714.65	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DFS	6/30/2025	Office	4300204	7,891	\$18.50	\$145,983.50	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DHSMV	10/30/2023	Office	7600532	10,943	\$34.99	\$382,895.57	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DOH	12/31/2023	Office	6400432	4,300	\$18.72	\$80,496.00	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	DOR	10/31/2024	Office	7300411	35,320	\$37.15	\$1,312,138.00	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FDC	10/31/2023	Office	7001210	8,251	\$29.90	\$246,704.90	Yes	NA - DMS Space Not Available
Ft. Lauderdale Market	Private	Broward	FWCC	6/30/2024	NOC	7700217	3,720	\$15.24	\$56,696.52	Yes	Not Applicable
Gainesville Market	Private	Alachua	DCF	3/31/2024	Office	5903150	26,600	\$18.04	\$479,864.00	Yes	NA - DMS Space Not Available
Gainesville Market	Private	Alachua	DOR	8/31/2024	Office	7300312	9,730	\$22.00	\$214,059.90	Yes	NA - DMS Space Not Available
Gainesville Market	Private	Alachua	FDC	12/31/2024	Office	7001167	9,045	\$25.00	\$226,125.00	Yes	NA - DMS Space Not Available
Gilchrist County	Private	Gilchrist	DACS	6/30/2025	Agricultural	4209047	123,896	\$4.04	\$500,000.04	No	NA - DMS Space Not Available

* Not Applicable – Nominal leases are non-revenue leases and are not considered for placement in Florida Facility Pool locations.

Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Greater Miami Market	Private	Miami-Dade	DBPR	10/31/2024	Unconditioned Storage	7900103	3,045	\$10.77	\$32,794.65	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DFS	5/31/2024	Office	4300193	3,572	\$39.35	\$140,558.10	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DHSMV	8/19/2023	Office	7600504	6,236	\$31.64	\$197,307.04	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DHSMV	5/31/2024	Office	7600521	4,999	\$40.00	\$199,960.00	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DHSMV	2/28/2025	Office	7600543	10,651	\$35.54	\$378,536.54	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOE	1/31/2024	Office	4800786	8,629	\$36.00	\$310,644.00	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOE	11/30/2024	Office	4800891	3,584	\$35.02	\$125,511.68	Yes	NA - DMS Space Not Available
Greater Miami Market	Government (Others) - DMS	Miami-Dade	DOE	12/31/2024	Food Services	4809096	50	\$0.00	\$0.00	Yes	Not Applicable*
Greater Miami Market	Private	Miami-Dade	DOH	11/30/2023	Medical care	6400366	2,731	\$28.50	\$77,833.50	Yes	Not Applicable
Greater Miami Market	Private	Miami-Dade	DOH	2/29/2024	Office	6400336	4,862	\$38.83	\$188,791.46	Yes	NA - DMS Space Not Available
Greater Miami Market	Private	Miami-Dade	DOR	8/31/2023	Office	7300362	33,399	\$34.46	\$1,150,929.00	Yes	NA - DMS Space Not Available
Greater Miami Market	Government (Others) - DMS	Miami-Dade	FWCC	1/31/2024	Office	7709024	800	\$0.00	\$0.00	Yes	Not Applicable*
Greater Miami Market	Private	Miami-Dade	Lottery	4/30/2024	Office	3600693	9,998	\$25.44	\$254,349.12	Yes	NA - DMS Space Not Available
Hardee County	Government (Others) - DMS	Hardee	DACS	10/31/2023	Office	4200498	700	\$10.00	\$7,000.00	No	NA - DMS Space Not Available
Hardee County	Private	Hardee	DCF	10/31/2023	Office	5903096	2,200	\$19.91	\$43,802.00	No	NA - DMS Space Not Available
Hardee County	Government (Others) - DMS	Hardee	FDC	5/31/2025	Office	7001208	1,600	\$11.50	\$18,400.00	No	NA - DMS Space Not Available
Hendry County	Government (Others) - DMS	Hendry	DACS	2/29/2024	Office	4200469	120	\$18.26	\$2,191.20	No	NA - DMS Space Not Available
Hendry County	Private	Hendry	DCF	8/16/2024	Office	5903035	1,100	\$23.20	\$25,520.00	No	NA - DMS Space Not Available
Hendry County	Private	Hendry	DJJ	5/31/2024	Office	8000369	826	\$20.40	\$16,850.40	No	NA - DMS Space Not Available
Hendry County	Private	Hendry	DOR	4/30/2025	Office	7300285	1,177	\$26.31	\$30,966.87	No	NA - DMS Space Not Available
Hernando County	Government (Others) - DMS	Hernando	DACS	12/31/2023	NOC	4200426	1,237	\$3.97	\$4,914.60	No	NA - DMS Space Not Available
Hernando County	Private	Hernando	DOR	6/30/2024	Office	7300267	4,981	\$29.00	\$144,449.00	No	NA - DMS Space Not Available
Hernando County	Government (Others) - DMS	Hernando	FDLE	11/30/2023	NOC	7100266	3,900	\$4.62	\$18,018.00	No	NA - DMS Space Not Available
Highlands County	Government (Others) - DMS	Highlands	DACS	10/31/2024	Office	4200390	320	\$18.71	\$5,987.20	No	NA - DMS Space Not Available
Jackson County	Private	Jackson	AG	6/30/2025	Office	1140062	2,657	\$16.98	\$45,115.86	No	NA - DMS Space Not Available
Jackson County	Government (Others) - DMS	Jackson	FDC	12/31/2023	Office	7000872	4,200	\$16.03	\$67,326.00	No	NA - DMS Space Not Available
Jacksonville Market	Government (Others) - DMS	Duval	DACS	7/29/2024	Office	4209042	1,800	\$0.00	\$0.00	Yes	Not Applicable*
Jacksonville Market	Private	Duval	DCF	3/31/2024	Office	5903172	640	\$10.00	\$6,400.00	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DJJ	10/31/2023	Office	8000403	2,804	\$16.50	\$46,266.00	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	DOH	3/31/2024	Medical care	6400305	6,855	\$19.17	\$131,410.35	Yes	Not Applicable
Jacksonville Market	Private	Duval	FCOR	3/31/2025	Office	7800188	1,162	\$19.11	\$22,205.82	Yes	NA - DMS Space Not Available
Jacksonville Market	Private	Duval	FDLE	11/30/2024	Office	7100273	2,000	\$12.90	\$25,800.00	Yes	NA - DMS Space Not Available
Lake County	Private	Lake	DCF	3/31/2024	Office	5903143	15,000	\$22.00	\$330,000.00	No	NA - DMS Space Not Available
Lake County	Private	Lake	FDC	8/31/2024	Office	7001153	3,378	\$29.75	\$100,495.50	No	NA - DMS Space Not Available
Levy County	Government (Others) - DMS	Levy	DACS	9/30/2023	Office	4200483	168	\$10.71	\$1,799.28	No	NA - DMS Space Not Available
Levy County	Private	Levy	DCF	3/31/2024	Office	5903085	4,756	\$16.50	\$78,474.00	No	NA - DMS Space Not Available
Levy County	Government (Others) - DMS	Levy	FWCC	11/30/2023	Office	7700251	935	\$24.09	\$22,524.15	No	NA - DMS Space Not Available
Madison County	Private	Madison	FDC	4/30/2025	Office	7001156	2,943	\$19.50	\$57,388.50	No	NA - DMS Space Not Available
Manatee County	Government (Others) - DMS	Manatee	DACS	12/12/2023	Office	4209046	1,743	\$0.00	\$0.00	No	Not Applicable*
Manatee County	Private	Manatee	DACS	2/29/2024	Office	4200474	2,047	\$19.57	\$40,059.78	No	NA - DMS Space Not Available
Manatee County	Private	Manatee	DCF	5/31/2024	Office	5903065	3,500	\$28.42	\$99,470.00	No	NA - DMS Space Not Available
Manatee County	Government (Others) - DMS	Manatee	DFS	3/31/2024	Office	4309012	200	\$0.00	\$0.00	No	Not Applicable*
Manatee County	Private	Manatee	DOE	7/31/2023	Office	4800790	6,233	\$20.50	\$127,776.50	No	NA - DMS Space Not Available
Marion County	Private	Marion	DCF	10/31/2023	Office	5903103	36,514	\$22.50	\$821,565.00	No	NA - DMS Space Not Available
Marion County	Private	Marion	DCF	2/29/2024	Office	5903149	920	\$21.00	\$19,320.00	No	NA - DMS Space Not Available
Marion County	Private	Marion	DEA	12/31/2023	Office	6500043	3,150	\$22.63	\$71,284.56	No	NA - DMS Space Not Available
Marion County	Private	Marion	DOE	3/31/2025	Office	4800678	8,750	\$18.25	\$159,687.50	No	NA - DMS Space Not Available
Marion County	Private	Marion	DOR	5/31/2025	Office	7300407	10,092	\$22.35	\$225,556.20	No	NA - DMS Space Not Available
Marion County	Government (Others) - DMS	Marion	FWCC	3/31/2025	NOC	7700260	4,798	\$9.27	\$44,477.46	No	NA - DMS Space Not Available
Martin County	Private	Martin	DOE	12/31/2024	Office	4800841	2,500	\$28.41	\$71,025.00	No	NA - DMS Space Not Available
Monroe County	Private	Monroe	DCF	8/31/2023	Office	5903074	3,507	\$34.45	\$120,816.15	No	NA - DMS Space Not Available
Monroe County	Government (Others) - DMS	Monroe	DCF	9/30/2023	Office	5909079	500	\$0.00	\$0.00	No	Not Applicable*

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Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Monroe County	Private	Monroe	DJJ	10/31/2023	Office	8000270	1,400	\$23.50	\$32,900.00	No	NA - DMS Space Not Available
Nassau County	Private	Nassau	DCF	10/31/2023	Office	5903144	1,377	\$28.95	\$39,864.15	No	NA - DMS Space Not Available
Nassau County	Private	Nassau	DJJ	10/31/2024	Office	8000349	2,200	\$24.95	\$54,890.00	No	NA - DMS Space Not Available
Nassau County	Private	Nassau	FDC	1/31/2024	Office	7000935	2,340	\$21.00	\$49,140.00	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DACS	10/31/2023	Office	4200466	3,394	\$22.07	\$74,905.58	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DFS	2/14/2025	Office	4300176	1,847	\$17.00	\$31,398.99	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DJJ	7/31/2024	Office	8000396	2,967	\$23.00	\$68,241.00	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DOE	8/31/2023	Office	4800872	1,438	\$26.98	\$38,797.24	No	NA - DMS Space Not Available
Okaloosa County	Private	Okaloosa	DOE	8/31/2024	Office	4800845	3,214	\$26.23	\$84,303.22	No	NA - DMS Space Not Available
Okeechobee County	Private	Okeechobee	DACS	11/30/2023	Office	4200437	3,525	\$20.25	\$71,381.25	No	NA - DMS Space Not Available
Okeechobee County	Private	Okeechobee	DCF	6/30/2025	Office	5903057	2,800	\$23.18	\$64,904.00	No	NA - DMS Space Not Available
Orlando Market	Private	Orange	AG	8/31/2024	Office	1140066	2,292	\$23.53	\$53,930.76	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	DACS	4/9/2025	Office	4200317	2,790	\$22.30	\$62,217.00	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	DOE	6/30/2024	Office	4800852	3,818	\$29.71	\$113,432.70	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	DOH	7/31/2023	Conditioned Storage	6400406	4,988	\$16.25	\$81,055.00	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	DOH	12/31/2023	Medical care	6400388	2,197	\$8.15	\$17,905.55	Yes	Not Applicable
Orlando Market	Private	Orange	DOH	12/31/2023	Office	6400442	6,985	\$30.00	\$209,550.00	Yes	NA - DMS Space Not Available
Orlando Market	Private	Orange	Lottery	1/31/2024	Office	3600691	7,438	\$44.00	\$327,272.00	Yes	NA - DMS Space Not Available
Osceola County	Private	Osceola	DJJ	10/31/2024	Office	8000425	5,137	\$23.87	\$122,620.19	No	NA - DMS Space Not Available
Osceola County	Private	Osceola	FDC	7/31/2024	Office	7001031	8,944	\$22.75	\$203,476.00	No	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DBPR	7/31/2024	Office	7900096	430	\$21.63	\$9,300.90	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DCF	7/31/2024	Office	5903148	657	\$37.80	\$24,834.60	Yes	NA - DMS Space Not Available
Palm Beach Market	Government (Others) - DMS	Palm Beach	DEP	10/31/2024	Office	3700234	17,653	\$21.82	\$385,188.48	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DHSMV	10/23/2024	Office	7600539	3,928	\$24.30	\$95,450.40	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOE	5/31/2024	Office	4800797	3,451	\$22.96	\$79,234.96	Yes	NA - DMS Space Not Available
Palm Beach Market	Government (Others) - DMS	Palm Beach	DOH	11/30/2023	Office	6400409	10,857	\$22.72	\$246,671.04	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOH	1/31/2025	Office	6400377	3,686	\$26.43	\$97,420.98	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	DOR	5/31/2025	Office	7300416	24,566	\$30.35	\$745,578.10	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	FDC	4/30/2024	Office	7001183	4,584	\$36.00	\$165,024.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	FDC	8/31/2024	Office	7001147	4,800	\$29.75	\$142,800.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	FDC	9/30/2024	Office	7001149	21,311	\$27.50	\$586,052.50	Yes	NA - DMS Space Not Available
Palm Beach Market	Government (Others) - DMS	Palm Beach	FDLE	12/31/2023	Office	7100254	2,600	\$9.27	\$24,102.00	Yes	NA - DMS Space Not Available
Palm Beach Market	Private	Palm Beach	FWCC	7/31/2023	Unconditioned Storage	7700123	1,420	\$17.02	\$24,165.56	Yes	NA - DMS Space Not Available
Palm Beach Market	Government (Others) - DMS	Palm Beach	FWCC	1/31/2024	Office	7709023	800	\$0.00	\$0.00	Yes	Not Applicable*
Panama City Market	Private	Bay	DBPR	7/31/2024	Office	7900101	4,256	\$24.76	\$105,378.56	No	NA - DMS Space Not Available
Panama City Market	Private	Bay	DOE	6/30/2025	Office	4800838	4,951	\$19.50	\$96,544.50	No	NA - DMS Space Not Available
Panama City Market	Private	Bay	FWCC	6/30/2024	Office	7700209	1,200	\$16.50	\$19,800.00	No	NA - DMS Space Not Available
Pasco County	Private	Pasco	DJJ	3/31/2025	Office	8000308	2,456	\$22.50	\$55,260.00	No	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DCF	7/31/2024	Unconditioned Storage	5903090	13,170	\$6.79	\$89,424.30	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DFS	2/28/2025	Office	4300199	4,475	\$20.68	\$92,543.00	Yes	DMS Space is Available
Pensacola Market	Private	Escambia	DFS	4/30/2025	Office	4300198	4,999	\$34.00	\$169,966.00	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	DOH	3/31/2025	Office	6400415	1,435	\$18.50	\$26,547.50	Yes	DMS Space is Available
Pensacola Market	Private	Escambia	DOR	6/30/2024	Office	7300392	27,660	\$28.35	\$784,161.00	Yes	NA - DMS Space Not Available
Pensacola Market	Private	Escambia	FDC	4/30/2025	Office	7001154	2,150	\$24.50	\$52,675.00	Yes	DMS Space is Available
Pensacola Market	Private	Escambia	FDLE	9/30/2023	Unconditioned Storage	7100259	3,500	\$9.51	\$33,285.00	Yes	DMS Space is Available
Polk County	Private	Polk	AG	7/31/2023	Office	1140051	1,552	\$19.75	\$30,652.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DCF	3/31/2024	Office	5902539	7,422	\$23.19	\$172,116.18	Yes	NA - DMS Space Not Available
Polk County	Government (Others) - DMS	Polk	DCF	4/30/2024	Conditioned Storage	5903154	1,795	\$5.11	\$9,172.45	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DCF	10/31/2024	Office	5903159	16,000	\$28.50	\$456,000.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DFS	1/31/2024	Office	4300158	7,976	\$17.96	\$143,248.96	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DHSMV	5/31/2024	Unconditioned Storage	7600576	2,021	\$4.07	\$8,225.47	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DJJ	5/31/2024	Office	8000426	11,362	\$19.60	\$222,695.20	Yes	NA - DMS Space Not Available

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Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Polk County	Private	Polk	DOE	7/31/2023	Office	4800769	2,265	\$27.00	\$61,155.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	DOH	2/28/2025	Medical care	6400229	2,580	\$14.89	\$38,416.20	Yes	Not Applicable
Polk County	Private	Polk	EOG	8/4/2023	Unconditioned Storage	3100061	189,842	\$8.00	\$1,518,735.00	Yes	NA - DMS Space Not Available
Polk County	Private	Polk	FDC	12/31/2024	Office	7001228	3,725	\$35.14	\$130,896.50	Yes	NA - DMS Space Not Available
Putnam County	Private	Putnam	DCF	1/28/2024	Office	5903064	5,456	\$23.41	\$127,724.90	No	NA - DMS Space Not Available
Santa Rosa County	Private	Santa Rosa	DCF	5/31/2025	Office	5902971	2,023	\$13.34	\$26,986.82	No	NA - DMS Space Not Available
Santa Rosa County	Private	Santa Rosa	DEA	8/31/2023	Office	6500066	3,102	\$24.22	\$75,130.44	No	NA - DMS Space Not Available
Santa Rosa County	Private	Santa Rosa	DFS	10/31/2023	Conditioned Storage	4300192	4,000	\$11.82	\$47,280.00	No	NA - DMS Space Not Available
Santa Rosa County	Government (Others) - DMS	Santa Rosa	FWCC	9/30/2024	Office	7700259	189	\$13.60	\$2,570.40	No	NA - DMS Space Not Available
Santa Rosa County	Private	Santa Rosa	FWCC	3/31/2025	Office	7700257	80	\$22.50	\$1,800.00	No	NA - DMS Space Not Available
Sarasota County	Private	Sarasota	FDC	5/31/2024	Office	7001142	5,540	\$23.50	\$130,190.00	No	NA - DMS Space Not Available
Sarasota County	Private	Sarasota	FDC	9/30/2024	Office	7001146	5,794	\$23.00	\$133,262.04	No	NA - DMS Space Not Available
Sarasota County	Private	Sarasota	FDLE	6/30/2025	Office	7100237	2,258	\$13.56	\$30,618.48	No	NA - DMS Space Not Available
Seminole County	Private	Seminole	DCF	1/31/2024	Office	5903124	1,999	\$19.50	\$38,980.50	No	NA - DMS Space Not Available
Seminole County	Private	Seminole	DOH	9/30/2024	Unconditioned Storage	6400369	6,600	\$9.90	\$65,340.00	No	NA - DMS Space Not Available
Seminole County	Government (Others) - DMS	Seminole	FDLE	11/30/2024	Data Center	7100270	150	\$80.00	\$12,000.00	No	NA - DMS Space Not Available
Southwest Market	Private	Lee	DOAH	8/31/2024	Office	7200154	7,097	\$26.52	\$188,212.44	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	DOH	7/31/2023	Office	6400405	4,800	\$15.09	\$72,432.00	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	DOR	2/28/2025	Office	7300399	14,365	\$29.22	\$419,745.30	Yes	NA - DMS Space Not Available
Southwest Market	Government (Others) - DMS	Lee	FDLE	10/31/2023	Office	7100226	17,256	\$11.69	\$201,722.64	Yes	NA - DMS Space Not Available
Southwest Market	Government (Others) - DMS	Lee	FDLE	10/31/2023	Office	7100170	28,168	\$13.80	\$388,718.40	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	FWCC	10/14/2024	Office	7700244	1,997	\$16.82	\$33,589.53	Yes	NA - DMS Space Not Available
Southwest Market	Private	Lee	Lottery	3/31/2025	Office	3600696	6,400	\$20.60	\$131,840.00	Yes	NA - DMS Space Not Available
St. Johns County	Government (Others) - DMS	St. Johns	DCF	1/31/2025	Office	5903106	3,453	\$23.64	\$81,628.92	No	NA - DMS Space Not Available
St. Johns County	Private	St. Johns	DOE	6/30/2024	Office	4800782	3,500	\$29.00	\$101,500.00	No	NA - DMS Space Not Available
St. Lucie County	Private	St. Lucie	DHSMV	12/31/2024	Unconditioned Storage	7600570	1,000	\$5.99	\$5,990.00	Yes	NA - DMS Space Not Available
Sumter County	Private	Sumter	APD	6/30/2025	Office	6700020	7,594	\$20.80	\$157,955.10	No	NA - DMS Space Not Available
Suwanee County	Private	Suwanee	DCF	5/31/2024	Office	5903102	2,761	\$24.58	\$67,865.38	No	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	CPIC	9/30/2024	Conditioned Storage	9000017	1,996	\$3.90	\$7,784.40	Yes	NA - DMS Space Not Available
Tallahassee Market	Government (Others) - DMS	Leon	DACS	3/31/2024	Office	4200514	9,842	\$21.00	\$206,682.00	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DACS	9/30/2024	Office	4200493	5,989	\$31.96	\$191,408.40	Yes	DMS Space is available
Tallahassee Market	Government (Others) - DMS	Leon	DACS	12/31/2024	NOC	4209036	16,659	\$0.00	\$0.00	Yes	Not Applicable*
Tallahassee Market	Private	Leon	DACS	6/30/2025	Office	4200520	15,651	\$21.00	\$328,671.00	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DCF	1/31/2024	Office	5903125	9,702	\$18.46	\$179,098.92	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DCF	6/30/2025	Office	5903104	1,703	\$22.59	\$38,470.77	Yes	DMS Space is available
Tallahassee Market	Private	Leon	DEO	6/30/2025	Unconditioned Storage	4000034	9,998	\$5.30	\$52,989.40	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DFS	12/31/2023	Office	4300191	19,285	\$17.75	\$342,308.75	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DFS	4/30/2025	Office	4300203	43,791	\$22.75	\$996,245.25	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DFS	6/30/2025	Unconditioned Storage	4300097	2,955	\$5.95	\$17,582.25	Yes	DMS Space is Available
Tallahassee Market	Private	Leon	DOAH	12/31/2024	Office	7200171	34,722	\$16.50	\$572,913.00	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOE	6/30/2025	Unconditioned Storage	4800600	10,000	\$7.83	\$78,300.00	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	DOH	5/31/2025	NOC	6400403	19,098	\$16.04	\$306,331.92	Yes	Not Applicable
Tallahassee Market	Private	Leon	DOH	5/31/2025	NOC	6400403	22,603	\$16.93	\$382,668.79	Yes	Not Applicable
Tallahassee Market	Private	Leon	DOS	3/31/2024	Conditioned Storage	4500116	1,463	\$5.33	\$7,797.79	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	EOG	9/30/2023	Conditioned Storage	3100060	17,500	\$8.23	\$144,024.90	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	FDC	6/30/2025	Office	7001198	5,088	\$20.75	\$105,576.00	Yes	DMS Space is available
Tallahassee Market	Government (Others) - DMS	Leon	FDLE	2/29/2024	Unconditioned Storage	7100274	6,191	\$3.50	\$21,668.49	Yes	NA - DMS Space Not Available
Tallahassee Market	Private	Leon	FWCC	11/6/2024	Office	7700247	4,590	\$19.15	\$87,898.50	Yes	DMS Space is available
Tallahassee Market	Private	Leon	FWCC	3/31/2025	Unconditioned Storage	7700188	3,000	\$7.21	\$21,630.00	Yes	DMS Space is Available
Tallahassee Market	Private	Leon	PERC	6/30/2024	Office	7200167	11,560	\$13.62	\$157,447.20	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	AG	8/31/2024	Office	1140068	4,000	\$30.05	\$120,200.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Pinellas	DACS	10/14/2024	Office	4200320	3,841	\$23.74	\$91,185.34	Yes	NA - DMS Space Not Available

* Not Applicable – Nominal leases are non-revenue leases and are not considered for placement in Florida Facility Pool locations.

Appendix 2 - Lease Details

Area Market	Lease Source	Facility County	Lessee Agency	Lease End Date	Predominant Space Type	Lease ID	Square Footage	Rate Per Sq Ft	Annual Rent	DMS Facility in The County	DMS - Space Available
Tampa Market	Private	Hillsborough	DACS	5/31/2025	Office	4200471	1,759	\$19.00	\$33,420.99	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DACS	5/31/2025	Office	4200471	1,344	\$20.50	\$27,552.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DACS	5/31/2025	Office	4200471	6,215	\$19.00	\$118,085.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DACS	5/31/2025	Office	4200471	4,669	\$19.05	\$88,944.45	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DFS	4/30/2025	Office	4300200	14,319	\$23.49	\$336,353.31	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DJJ	11/30/2024	Office	8000402	4,323	\$25.25	\$109,155.75	Yes	NA - DMS Space Not Available
Tampa Market	Private	Pinellas	DJJ	2/28/2025	Office	8000430	3,124	\$18.04	\$56,356.96	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DLA	3/31/2025	Office	4100137	50,493	\$27.56	\$1,391,587.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DMA	12/31/2023	Office	6200063	1,396	\$18.90	\$26,384.40	Yes	NA - DMS Space Not Available
Tampa Market	Government (Others) - DMS	Pinellas	DOAH	10/31/2023	Office	7200181	6,004	\$20.25	\$121,581.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DOE	7/31/2024	Office	4800829	1,507	\$25.34	\$38,187.38	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	DOR	8/31/2023	Office	7300405	36,591	\$22.50	\$823,297.50	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	5/31/2024	Office	7001140	4,870	\$22.50	\$109,575.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	5/31/2024	Office	7001135	9,757	\$20.00	\$195,140.00	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	6/30/2024	Office	7001141	4,267	\$26.80	\$114,355.50	Yes	NA - DMS Space Not Available
Tampa Market	Private	Hillsborough	FDC	4/30/2025	Office	7001177	5,640	\$29.29	\$165,195.60	Yes	NA - DMS Space Not Available
Taylor County	Government (Others) - DMS	Taylor	DFS	2/28/2025	Office	4309005	110	\$0.00	\$0.00	No	Not Applicable*
Taylor County	Private	Taylor	FDC	1/31/2024	Office	7001129	2,607	\$16.50	\$43,015.50	No	NA - DMS Space Not Available
Wakulla County	Private	Wakulla	DJJ	7/31/2023	Office	8000365	665	\$16.25	\$10,806.24	No	NA - DMS Space Not Available
Walton County	Private	Walton	FDC	8/31/2024	Office	7008003	3,041	\$17.67	\$53,734.47	No	NA - DMS Space Not Available
Washington County	Government (Others) - DMS	Washington	FWCC	6/30/2024	Office	7709027	480	\$0.00	\$0.00	No	Not Applicable*

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